



City of Fitchburg  
Planning/Zoning Department  
5520 Lacy Road  
Fitchburg, WI 53711  
(608-270-4200)

## ARCHITECTURAL & DESIGN REVIEW APPLICATION

Applicant/Contact Person: JACOB (MIKE) NAUTA % NAUTA PROPERTIES  
Address: 1839 COUNTRY ROAD Phone Number of Contact Person: 608-819-6613  
City, State, Zip Code: FITCHBURG, WI Email of Contact Person: mike@fitchburgfarms.com  
Project Address: 1839 COUNTRY ROAD Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Project Type: \_\_\_\_\_ Multi-Family \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial GREENHOUSE/POULTRY Other  
\_\_\_\_\_ New \_\_\_\_\_ Addition

Impervious Surface Ratio (ISR): 35% (City Standard: maximum 65% ISR) (APPROXIMATE)

All items listed below must be included with the application to be considered complete. If an item is not included with the application, the applicant must provide in writing the basis for not including it. Building and site plans submitted to the Fitchburg Plan Commission for architectural and design review shall contain the following information:

### Site Data:

- ☐ 1. Lot or property dimensions.
- ☐ 2. Orientation (to north).
- ☐ 3. Adjacent highways, roads, drive, etc.
- ☐ 4. Existing natural features (rivers, ponds, wetlands).
- ☐ 5. Existing buildings and/or improvements.
- ☐ 6. Existing and proposed site drainage.
- ☐ 7. Utility plans, including main/lateral sizes and existing fire hydrants on site or within 300 feet of the site
- ☐ 8. ISR shall be indicated on all plans.
- ☐ 9. Stormwater management plans and details.
- ☐ 10. Lighting plan in footcandles and light fixture cut sheets.

### Building:

- ☐ 1. Building size, configuration and orientation.
- ☐ 2. Distance from lot lines.
- ☐ 3. Distance from other buildings, improvements and natural features.
- ☐ 4. Location of well, septic tank, drainfield, etc. (if applicable)
- ☐ 5. Additional proposed additions or new structures.
- ☐ 6. Construction type (wood frame, structural steel, etc.).
- ☐ 7. Foundation type (full basement, slab on grade, etc.).
- ☐ 8. Number of levels.
- ☐ 9. Siding/exterior covering type, color, texture, etc.
- ☐ 10. Roof type (gable, hip, shed, flat, etc.) and pitch.
- ☐ 11. Roofing material type, color, texture, etc.
- ☐ 12. Exterior door and window location, size, type, etc.
- ☐ 13. Fire protection sprinklers or fire alarm systems.

### Ingress, Egress, Parking:

- ☐ 1. Location of highway and road access points.
- ☐ 2. Location, size, configuration of drives and walks.
- ☐ 3. Number, size, location of parking spaces.
- ☐ 4. Location of handicapped parking and accessible building entrances.
- ☐ 5. Bicycle rack(s).

ARCHITECTURAL AND DESIGN REVIEW APPLICATION  
Page 2

**Landscaping:**

☐  
☐  
☐  
☐

1. Location, species, size of existing trees, shrubs, and plantings.
2. Location, species, size of proposed plantings.
3. Location and size of all paved, seeded/sodded and gravelled areas.
4. Location of all retaining walls, fences, berms and other landscape features.

**\*It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an ADR application to identify any concerns or issues of surrounding residents.**

The preceding information is considered to be the minimum information for submission, and the City may require additional information for its review. Any interpretations provided by city officials as the result of submitting the attached information are based on the submitted plans, and any plan changes, may affect the interpretations.

It is the responsibility of the owner/applicant to insure compliance with all local and state requirements. The below signed applicant acknowledges the above information and hereby submits the attached information for the City's Architectural and Design Review Process.

Signed: \_\_\_\_\_

Applicant or Authorized Agent

Date: \_\_\_\_\_

11/13/2015

**\*\*\* Application shall be accompanied by one (1) sets of full-size plans, two (2) sets no larger than 11"x17", and one (1) pdf document of the complete submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov). Applications are due at least 4 weeks prior to the desired Plan Commission Meeting. The time frame assumes a complete set of plans is provided, and if it is not provided the Plan Commission date will be adjusted.**

**FOR CITY USE ONLY**

Date Received: \_\_\_\_\_

11/16/2015

Plan Commission Date: \_\_\_\_\_

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





City of Fitchburg Planning Department  
5520 LACY ROAD  
FITCHBURG, WI 53711  
(608) 270-4200  
FAX: (608) 270-4275  
EMAIL: [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov)

11/16/2015

Attn: City Planning

Please find enclosed our ADR details for Nauta Properties LLC – located at 1839 County Rd MM, Fitchburg, WI 53575.

Enclosed in the attached ADR and supporting documentation are the details for three buildings:

- i) **Greenhouse** – we are requesting the addition of a single standing greenhouse with dimensions of 30ft wide by 120ft long. The structure will be built with galvanized metal and covered with double poly for the roof, and poly carbonate for the end walls.(similar to the existing structure) It will be attached to the existing structure, and used seasonally to grow organic vegetables and herbs. It will be serviced by existing utilities on site. (water, gas, electric services are plenty large enough) Please find enclosed preliminary drawings to support the ADR request.
- ii) **Pole Building** – we are requesting the addition of a pole building supplied by Cleary buildings. This structure would be 60 ft wide by 120ft long This would be a typical storage type building used by many agricultural farms and businesses in the area. It would be used primarily for the storage of agricultural equipment, supplies (growing pots, soil, etc), chemicals etc. We did locate it in the area designated to be future Landscape Sales and Service- should the situation arrive where we need to store retail containers, seed, fertilizer etc. The attached outline shows the initial proposal from Cleary, and is being updated – so the dimensions are correct. Cladding includes primarily steel, and small portion inside may be finished for a maintenance area. A small bathroom may be located in this building for staff, and we have confirmed existing septic and utilities will work for this building. Dimensions and position of this building are as outlined on the attached document.



- iii) **Stable** – the owner of Nauta Properties LLC, is considering looking at a stable in the distant future. His daughter currently boards a horse in Sun Prairie, and this location would be more convenient. For the sake of efficiency and potentially avoiding another ADR request – this is included in this ADR. The structure would be 36 by 60 ft long, and cladding would be wood. The second floor would be for feed storage only. Utilities for the stable would be fed from the home and be minimal in nature. (electric only) Please find attached standard plans for the Denali horse barn from Barn Pros.

**The property's overall Impervious ratio will increase to 5.4%, and subsequently a minor modification to the erosion control and storm water management plan may need to occur. We are currently working with Quam engineering to review.**

I will be available for questions and commentary as necessary.

Thank-you in advance,

Jacob Michael Nauta



P.O Box 930220  
Verona, WI 53593-0220  
Phone: (608) 845-9700  
Fax: (608) 845-7070

10/27/2015  
FITCHBURG FARMS, MIKE NAUTA  
Doc ID: 8965020151027093337

## Cleary/Owner Project Proposal - Erected

### Customer Information

#### Building Specification For:

FITCHBURG FARMS, MIKE NAUTA  
1839 COUNTY ROAD MM  
MADISON, WISCONSIN 53711  
Home Phone: (315) 576-6639  
Email: mike@fitchburgfarms.com

#### Building Site Location:

Location: N/A  
Tenant: N/A  
1839 COUNTY ROAD MM  
MADISON, WISCONSIN 53711  
County: DANE

### Cleary Contact Information

DONALD ZEAL  
CLEARY BUILDING CORP.  
VERONA, WISCONSIN 53593  
Phone Number: (608) 845-9700  
Phone Number: (800) 373-5550  
Cell Number: (608) 770-0325  
Email: verona@clearybuilding.com

### Building Design Criteria

#### THIS BUILDING IS DESIGNED FOR AGRICULTURAL USE ONLY

Building Snow Load Design: 20 psf Roof Snow Load

Intended Use: Machinery

100' Mark Verification form # C-030 becomes part of this document.

This contract has not been reviewed for energy code compliance. Conformance to the International Energy Conservation Code (IECC) may necessitate additional costs not included in this contract.

### Building Structure

#### Building Name: Building 1

Energy Miser – WxLxH: 60' 0" x 104' 0" x 18' 0"

Width: 60' 0"

Length: 13 Bays at 8' o.c. (Note: See drawing for any custom bay sizes)

Eave Height: 18' 0"

16' 4" Interior (Truss) Clearance from the 100'+0" mark

Roof System: Truss (Standard Lower Chord)

Default Ceiling Design: Designed to Support a Future Steel Ceiling

Roof Pitch: 3/12

Purlins: 2"x4" Standard 2' 0" inch on center

#### Additional Accessories

Purlin Blocking at Selected Trusses (Distance from Endwall 1): @ 0' 0"; @ 104' 0";

#### Foundation

Type: In Ground





P.O Box 930220  
Verona, WI 53593-0220  
Phone: (608) 845-9700  
Fax: (608) 845-7070

10/27/2015  
FITCHBURG FARMS, MIKE NAUTA  
Doc ID: 8965020151027093337

## Cleary/Owner Project Proposal - Erected

Concrete Floor: Yes - Supplied by Cleary (Concrete not included unless otherwise noted in writing in the Additional Building Components section)

### Column Anchoring

- Side Wall: Anchor Block (standard)
- End Wall: Anchor Block (standard)
- Corner Columns: Anchor Block (standard)

### Column Footing

- Side Wall: 4" x 14" Precast Footing (Standard)
- End Wall: 4" x 14" Precast Footing (Standard)
- Corner Columns: 4" x 14" Precast Footing (Standard)

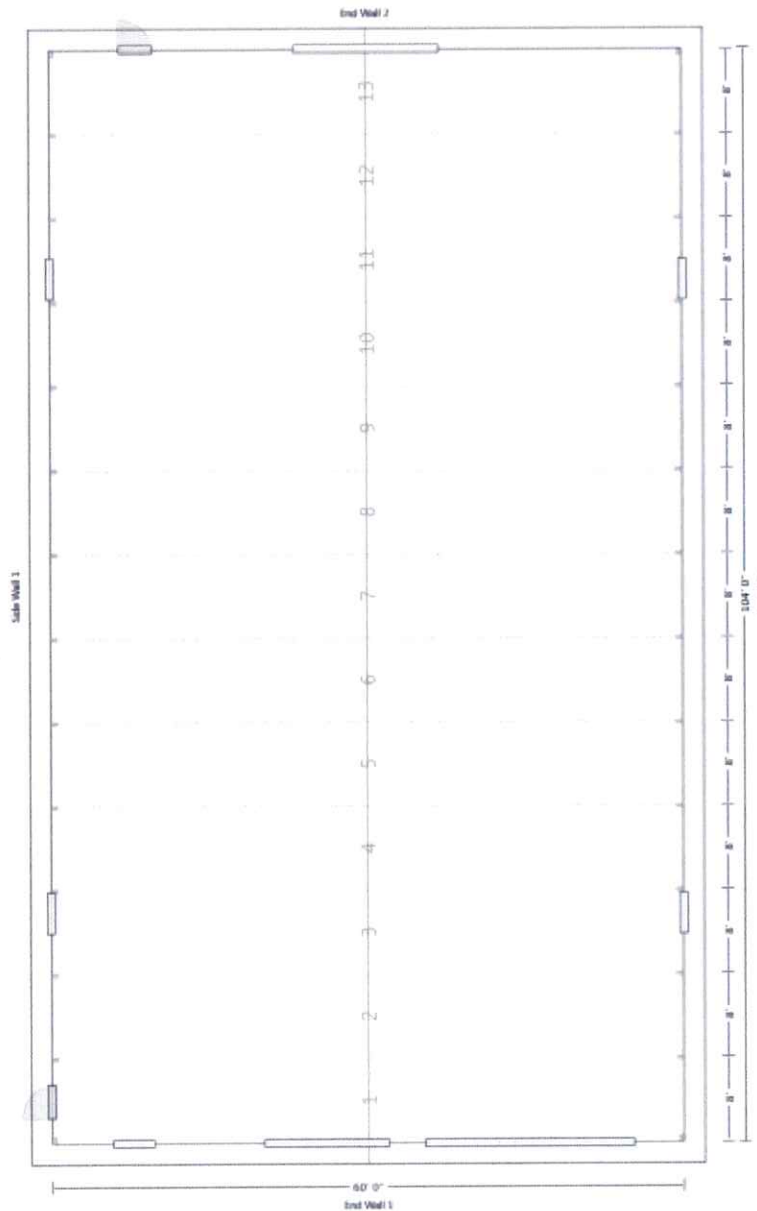


P.O. Box 930220  
Verona, WI 53593-0220  
Phone: (608) 845-9700  
Fax: (608) 845-7070

10/27/2015  
FITCHBURG FARMS, MIKE NAUTA  
Doc ID: 8965020151027093337

## Cleary/Owner Project Proposal - Erected

### Floor Plan





P.O Box 930220  
Verona, WI 53593-0220  
Phone: (608) 845-9700  
Fax: (608) 845-7070

10/27/2015  
FITCHBURG FARMS, MIKE NAUTA  
Doc ID: 8965020151027093337

## Cleary/Owner Project Proposal - Erected

### Roof Finish and Accessories for Building 1

#### Exterior Finishes

Roof: Grand Rib 3 Plus

- Lifetime Film Integrity Warranty, 35 Year Fade and Chalk Warranty, and G-90 Galvanizing Up to 1.0 ounce of Zinc Protection.

#### Ventilation

Roof

Ridge Cap

Standard Ridge Cap: For venting the entire ridge.

#### Accessories

Roof

Condensation Control for Building 1: None

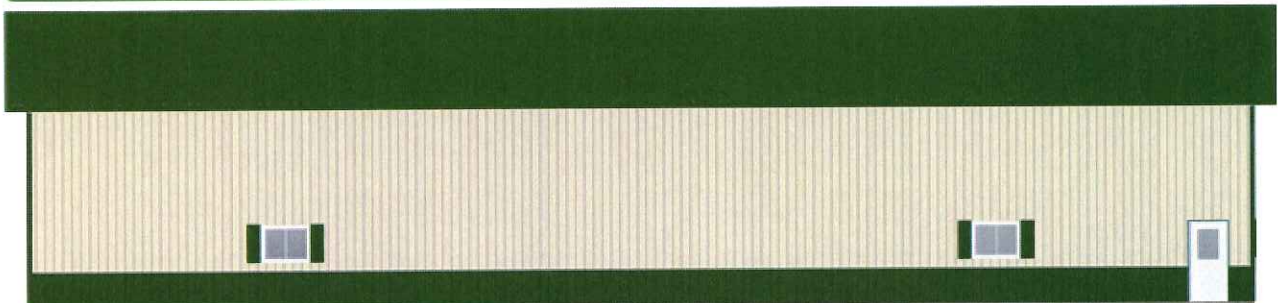
Ceiling for Building 1

Ceiling Insulation: No Fiberglass Batt Insulation Included

CeilingType: None

Ceiling Nailers: None

### Elevations for Building 1



#### South Side Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

#### Exterior Finishes

Side Wall 1 on Building 1

Siding: Grand Rib 3 Plus

- Lifetime Film Integrity Warranty, 35 Year Fade and Chalk Warranty, and G-90 Galvanizing Up to 1.0 ounce of Zinc Protection.

Wainscot: Grand Rib 3 Plus (Height is 3'-4" above the 100' mark)

Wainscot Filler Strips: None

Eave Filler Strips: None

Treated Plank Filler Strips: None

#### Ventilation

Side Wall 1 on Building 1





P.O. Box 930220  
Verona, WI 53593-0220  
Phone: (608) 845-9700  
Fax: (608) 845-7070

10/27/2015  
FITCHBURG FARMS, MIKE NAUTA  
Doc ID: 8965020151027093337

## Cleary/Owner Project Proposal - Erected

Overhang: 24" Aluminum soffit (Sidewall) with vented soffit

Insulation Baffle will be used with this overhang to prevent ceiling insulation from moving into the soffit area.

### Accessories

Side Wall 1 on Building 1

Walk Door(s):

Series 20 Blocked 3'-0"x6'-8"

Distance from left edge of wall to left edge: 98' 6"

Distance from 100'+0" mark to bottom of door plus: 4"

Anchor: ANCHOR KIT (WOOD)

Closer: No Closer

Dead Bolt: DEADBOLT SCHLAGE-KEY/LATCH GRADE 2

Door Chain: No Chain

Embossment: No Embossment

Frame: 2x6

Hinge: 4" 304 STAINLESS STEEL FIXED PIN

Jamb: 3 1/2" Insulated Jamb

Kick Plate: 10" x 34" KICK PLATE

Latch Guard: No Latch Guard

Latch: None

Lockset: EZ-LEVER/LEVER ENTRY GRADE 2

Panic Hardware: No Panic Hardware

Skin: Lite Kit

Swing: Right Hand Swing Out Single Door

Window: 22"x36" Insulated - Thermo Pane

Keyed Alike. Group 1

Window(s):

Plyco CTB500 Horizontal Step Saver 4'-0"x3'-0"

Distance from left edge of wall to left edge: 19' 9 3/4"

Distance from 100'+0" mark to top of window plus: 86"

Altitude: N/A

Frame Out: 2x6

Frame: Step-Saver

Frosted: N/A

Glass: Insulated Double Pane

Grid: N/A

Interior Frame: N/A

Low E: N/A

Screen: Screen

Shutter: 39"x14"

Slide: Horizontal (Single Slider)

Tempered: N/A

Tint: N/A



P.O. Box 930220  
Verona, WI 53593-0220  
Phone: (608) 845-9700  
Fax: (608) 845-7070

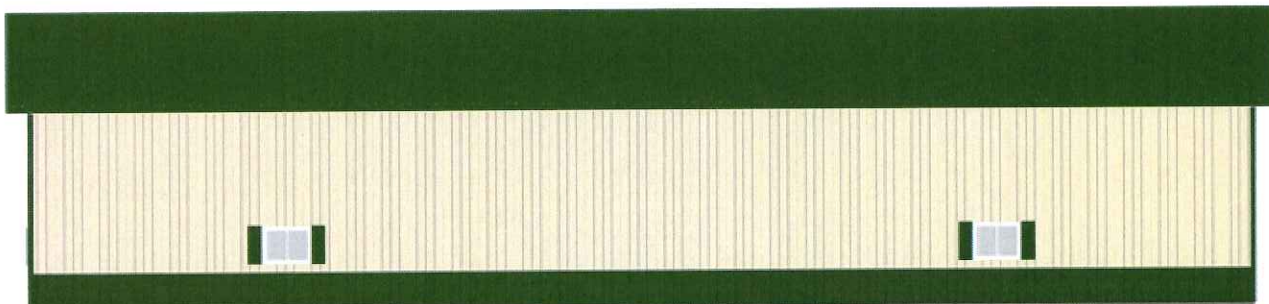
10/27/2015  
FITCHBURG FARMS, MIKE NAUTA  
Doc ID: 8965020151027093337

## Cleary/Owner Project Proposal - Erected

Plyco CTB500 Horizontal Step Saver 4'-0"x3'-0"  
Distance from left edge of wall to left edge: 80' 2 1/4"  
Distance from 100'+0" mark to top of window plus: 86"  
Altitude: N/A  
Frame Out: 2x6  
Frame: Step-Saver  
Frosted: N/A  
Glass: Insulated Double Pane  
Grid: N/A  
Interior Frame: N/A  
Low E: N/A  
Screen: Screen  
Shutter: 39"x14"  
Slide: Horizontal (Single Slider)  
Tempered: N/A  
Tint: N/A

### Interior Finishes / Insulation

Side Wall 1 on Building 1  
Condensation Control: None  
Insulation: None



**North Side Wall 2 on Building 1**

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

### Exterior Finishes

Side Wall 2 on Building 1  
Siding: Grand Rib 3 Plus  
- Lifetime Film Integrity Warranty, 35 Year Fade and Chalk Warranty, and G-90 Galvanizing Up to 1.0 ounce of Zinc Protection.  
Wainscot: Grand Rib 3 Plus (Height is 3'-4" above the 100' mark)  
Wainscot Filler Strips: None  
Eave Filler Strips: None  
Treated Plank Filler Strips: None

### Ventilation

Side Wall 2 on Building 1  
Overhang: 24" Aluminum soffit (Sidewall) with vented soffit



P.O. Box 930220  
Verona, WI 53593-0220  
Phone: (608) 845-9700  
Fax: (608) 845-7070

10/27/2015  
FITCHBURG FARMS, MIKE NAUTA  
Doc ID: 8965020151027093337

## Cleary/Owner Project Proposal - Erected

Insulation Baffle will be used with this overhang to prevent ceiling insulation from moving into the soffit area.

### Accessories

#### Side Wall 2 on Building 1

##### Window(s):

Plyco CTB500 Horizontal Step Saver 4'-0"x3'-0"

Distance from left edge of wall to left edge: 19' 9 3/4"

Distance from 100'+0" mark to top of window plus: 86"

Altitude: N/A

Frame Out: 2x6

Frame: Step-Saver

Frosted: N/A

Glass: Insulated Double Pane

Grid: N/A

Interior Frame: N/A

Low E: N/A

Screen: Screen

Shutter: 39"x14"

Slide: Horizontal (Single Slider)

Tempered: N/A

Tint: N/A

Plyco CTB500 Horizontal Step Saver 4'-0"x3'-0"

Distance from left edge of wall to left edge: 80' 2 1/4"

Distance from 100'+0" mark to top of window plus: 86"

Altitude: N/A

Frame Out: 2x6

Frame: Step-Saver

Frosted: N/A

Glass: Insulated Double Pane

Grid: N/A

Interior Frame: N/A

Low E: N/A

Screen: Screen

Shutter: 39"x14"

Slide: Horizontal (Single Slider)

Tempered: N/A

Tint: N/A

### Interior Finishes / Insulation

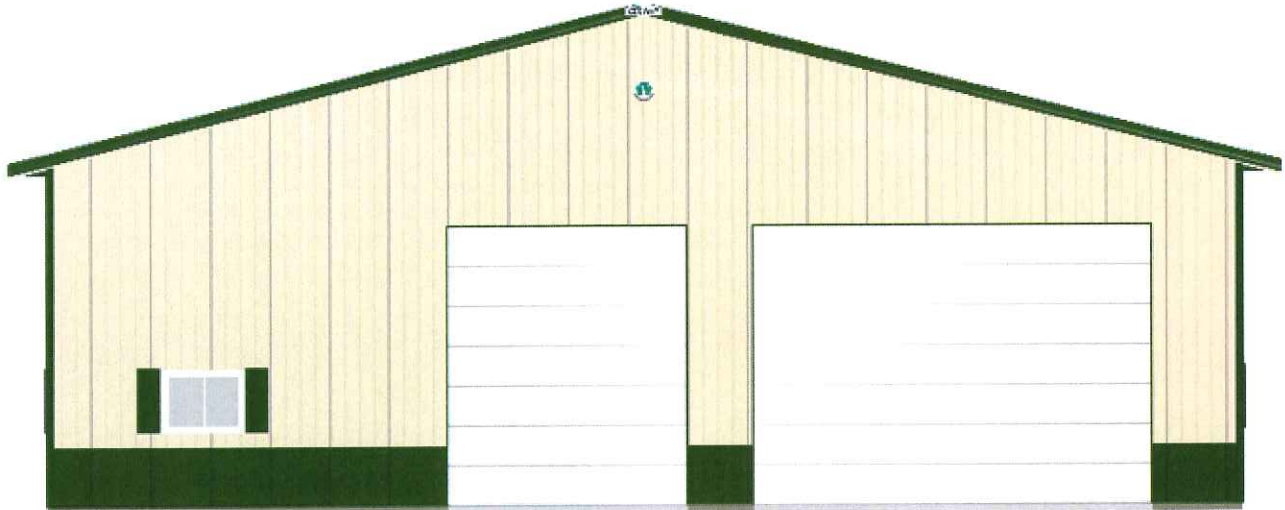
#### Side Wall 2 on Building 1

Condensation Control: None

Insulation: None



## Cleary/Owner Project Proposal - Erected



**East End Wall 1 on Building 1**

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

### Exterior Finishes

End Wall 1 on Building 1

Siding: Grand Rib 3 Plus

- Lifetime Film Integrity Warranty, 35 Year Fade and Chalk Warranty, and G-90 Galvanizing Up to 1.0 ounce of Zinc Protection.

Wainscot: Grand Rib 3 Plus (Height is 3'-4" above the 100' mark)

Wainscot Filler Strips: None

Gable: Grand Rib 3 Plus

Gable Filler Strips: Gable filler strips not included.

Treated Plank Filler Strips: None

### Ventilation

End Wall 1 on Building 1

Overhang: 24" Aluminum soffit (Endwall) with vented soffit

### Accessories

End Wall 1 on Building 1

Overhead Frame Out(s):

12' 0" Width x 14' 0" Height

Headroom Available: 1' 11"

Additional Header material required: Overhead Frame Out with 21" to 32" of Required Headroom with Liner

Distance from left edge of wall to left edge: 20' 2 1/4"

Distance from 100'+0" mark to bottom of the overhead frame out plus: 4"

Inside edge of overhead frame out to be trimmed with door edge.

**OVERHEAD DOOR NOT INCLUDED UNLESS OTHERWISE NOTED IN WRITING IN THE ADDITIONAL BUILDING COMPONENTS SECTION.**



P.O Box 930220  
Verona, WI 53593-0220  
Phone: (608) 845-9700  
Fax: (608) 845-7070

10/27/2015  
FITCHBURG FARMS, MIKE NAUTA  
Doc ID: 8965020151027093337

## Cleary/Owner Project Proposal - Erected

20' 0" Width x 14' 0" Height

Headroom Available: 1' 11"

Additional Header material required: Overhead Frame Out with 21" to 32" of Required Headroom with Liner

Distance from left edge of wall to left edge: 35' 6 1/4"

Distance from 100' +0" mark to bottom of the overhead frame out plus: 4"

Inside edge of overhead frame out to be trimmed with door edge.

**OVERHEAD DOOR NOT INCLUDED UNLESS OTHERWISE NOTED IN WRITING IN THE ADDITIONAL BUILDING COMPONENTS SECTION.**

Window(s):

Plyco CTB500 Horizontal Step Saver 4'-0"x3'-0"

Distance from left edge of wall to left edge: 5' 9 3/4"

Distance from 100' +0" mark to top of window plus: 86"

Altitude: N/A

Frame Out: 2x6

Frame: Step-Saver

Frosted: N/A

Glass: Insulated Double Pane

Grid: N/A

Interior Frame: N/A

Low E: N/A

Screen: Screen

Shutter: 39"x14"

Slide: Horizontal (Single Slider)

Tempered: N/A

Tint: N/A

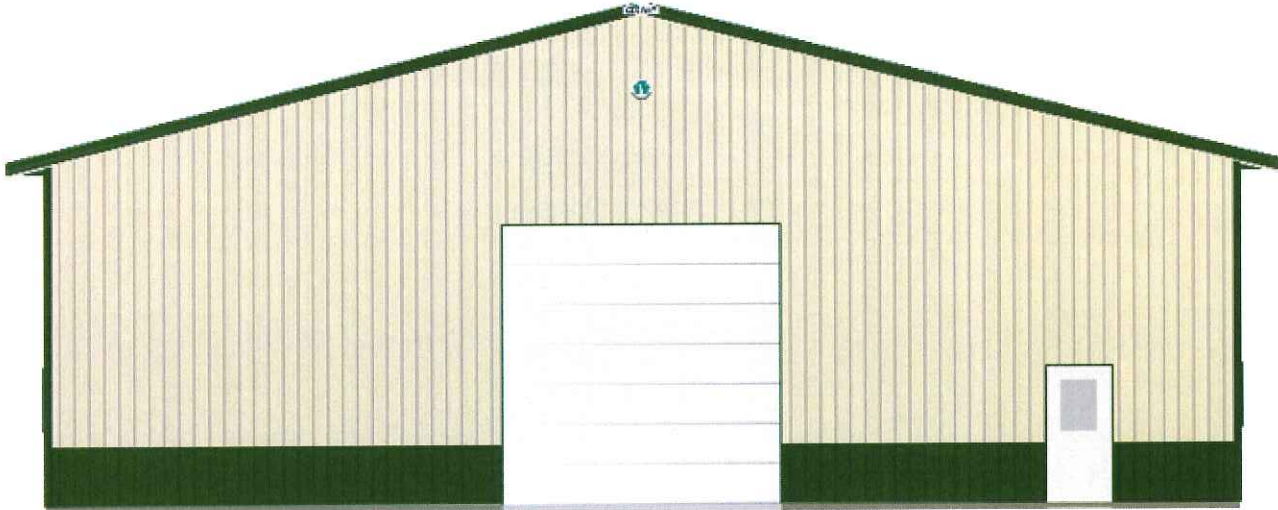
### Interior Finishes / Insulation

End Wall 1 on Building 1

Condensation Control: None

Insulation: None

## Cleary/Owner Project Proposal - Erected



**West End Wall 2 on Building 1**

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

### Exterior Finishes

End Wall 2 on Building 1

Siding: Grand Rib 3 Plus

- Lifetime Film Integrity Warranty, 35 Year Fade and Chalk Warranty, and G-90 Galvanizing Up to 1.0 ounce of Zinc Protection.

Wainscot: Grand Rib 3 Plus (Height is 3'-4" above the 100' mark)

Wainscot Filler Strips: None

Gable: Grand Rib 3 Plus

Gable Filler Strips: Gable filler strips not included.

Treated Plank Filler Strips: None

### Ventilation

End Wall 2 on Building 1

Overhang: 24" Aluminum soffit (Endwall) with vented soffit

### Accessories

End Wall 2 on Building 1

Overhead Frame Out(s):

14' 0" Width x 14' 0" Height

Headroom Available: 1' 11"

Additional Header material required: Overhead Frame Out with 21" to 32" of Required Headroom without Liner

Distance from left edge of wall to left edge: 23' 0 1/4"

Distance from 100'+0" mark to bottom of the overhead frame out plus: 4"

Inside edge of overhead frame out to be trimmed with door edge.

**OVERHEAD DOOR NOT INCLUDED UNLESS OTHERWISE NOTED IN WRITING IN THE ADDITIONAL BUILDING COMPONENTS SECTION.**

Walk Door(s):





P.O. Box 930220  
Verona, WI 53593-0220  
Phone: (608) 845-9700  
Fax: (608) 845-7070

10/27/2015  
FITCHBURG FARMS, MIKE NAUTA  
Doc ID: 8965020151027093337

## Cleary/Owner Project Proposal - Erected

### Series 20 Blocked 3'-0"x6'-8"

Distance from left edge of wall to left edge: 50' 3 3/4"  
Distance from 100'+0" mark to bottom of door plus: 4"  
Anchor: ANCHOR KIT (WOOD)  
Closer: No Closer  
Dead Bolt: DEADBOLT SCHLAGE-KEY/LATCH GRADE 2  
Door Chain: No Chain  
Embossment: No Embossment  
Frame: 2x6  
Hinge: 4" 304 STAINLESS STEEL FIXED PIN  
Jamb: 3 1/2" Insulated Jamb  
Kick Plate: 10" x 34" KICK PLATE  
Latch Guard: No Latch Guard  
Latch: None  
Lockset: EZ-LEVER/LEVER ENTRY GRADE 2  
Panic Hardware: No Panic Hardware  
Skin: Lite Kit  
Swing: Right Hand Swing Out Single Door  
Window: 22"x36" Insulated - Thermo Pane  
Keyed Alike. Group 1

### Interior Finishes / Insulation

End Wall 2 on Building 1  
Condensation Control: None  
Insulation: None

## Manually Priced Items for Building 1

*Square Foot (SF) and Lineal Foot (LF) are approximate and may be adjusted based upon final building specifications.*

Code	Name	Quantity	Unit
Energy Miser 60'x18' - Open End	Energy Miser 60'x18' - Open End	1	Each
69.7	Liner Panel Steel (Snow) Ceiling with 3 mil poly vapor barrier*	2880	SF
46.2	6" fiberglass batt, sidewalls with vapor barrier (cannot be left exposed, must be covered by some type of liner) R-19	2116	SF
65.3	18' Eave Height - 2" x 4" Nailers 36" o.c (recommended for steel)	184	LF
67.6	18' Eave Height - Interior Sidewall Liner - Liner Panel Steel - Snow color - Does not include 3 mil poly - only included when 6" batt wall insulation is priced	144	LF
52.1	18' Eave Height - Convert from 2" x 4" Corner Bracing to 2" x 6" Corner Bracing *	1	Bldg

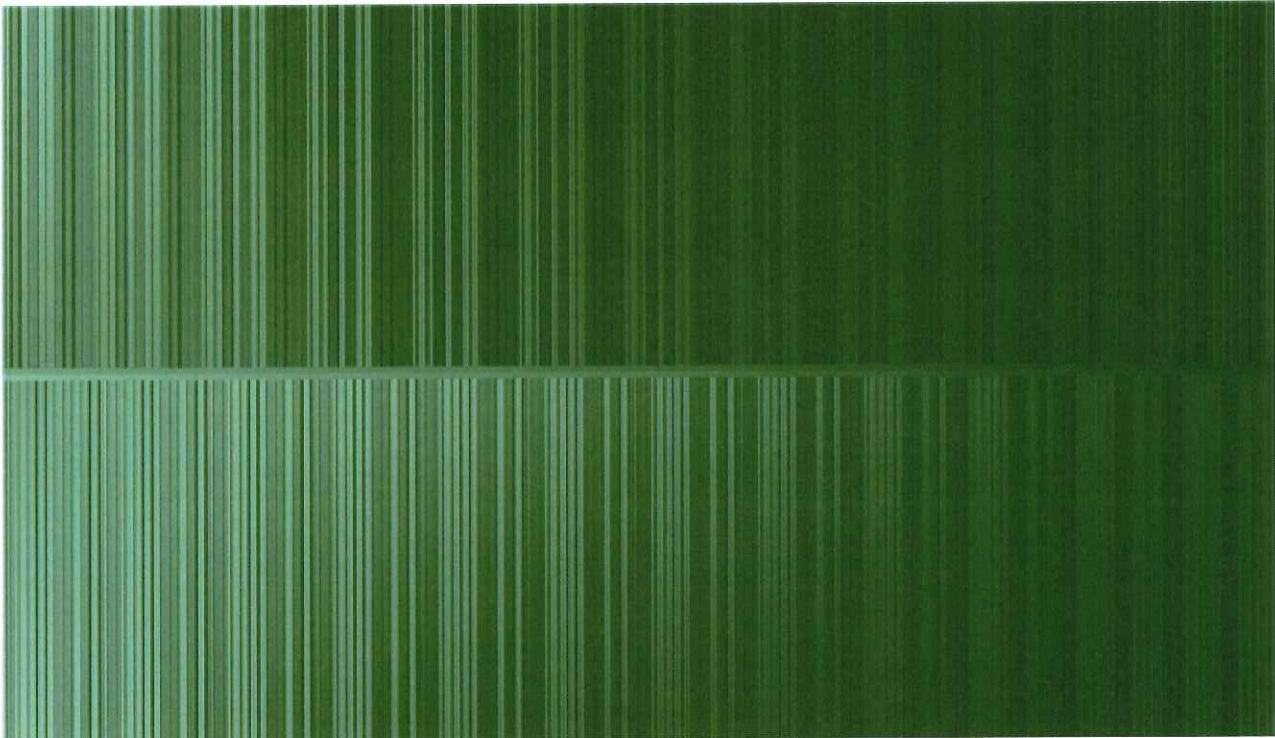


P.O. Box 930220  
Verona, WI 53593-0220  
Phone: (608) 845-9700  
Fax: (608) 845-7070

10/27/2015  
FITCHBURG FARMS, MIKE NAUTA  
Doc ID: 8965020151027093337

## Cleary/Owner Project Proposal - Erected

### Aerial View



Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



P.O Box 930220  
Verona, WI 53593-0220  
Phone: (608) 845-9700  
Fax: (608) 845-7070

10/27/2015  
FITCHBURG FARMS, MIKE NAUTA  
Doc ID: 8965020151027093337

## Cleary/Owner Project Proposal - Erected

### Project Colors

#### Building

##### Siding

Grand Rib 3 Plus: Light Stone  
Corner Trim: Evergreen

##### Wainscot

Grand Rib 3 Plus: Evergreen  
Corner Trim: Evergreen  
Cap AZ-2 Trim: Evergreen  
Bottom Trim: Evergreen

##### Roof

Grand Rib 3 Plus: Evergreen

##### Trim

Gable: Evergreen  
Eave/Fascia: Evergreen  
Ridge Cap: Evergreen  
Trim Color Unless Otherwise Specified: Evergreen

#### Overhangs

##### Overhangs

Soffit: Evergreen  
WallToSoffitTrim: Light Stone  
CeilingEnclosureTrim: Evergreen

#### Overhead Frameouts

##### Overhead Frameout

J-Trim: Evergreen  
InsideTrim: Evergreen

#### Walk Doors

##### Walk Doors

Series 20 Blocked 3068: Snow

##### Trim

J-Trim: Evergreen

#### Windows

##### Windows

Plyco CTB 500 Series: Snow

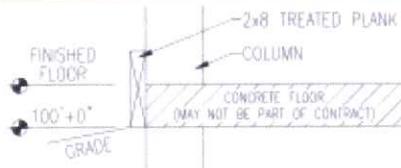
##### Trim

Plyco Shutters: Evergreen

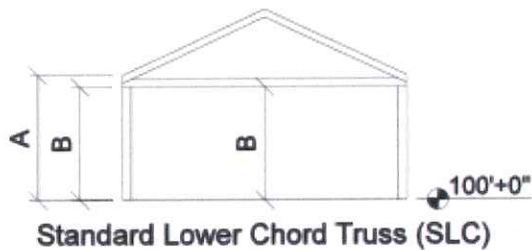


## Cleary/Owner Project Proposal - Erected

### Truss Type

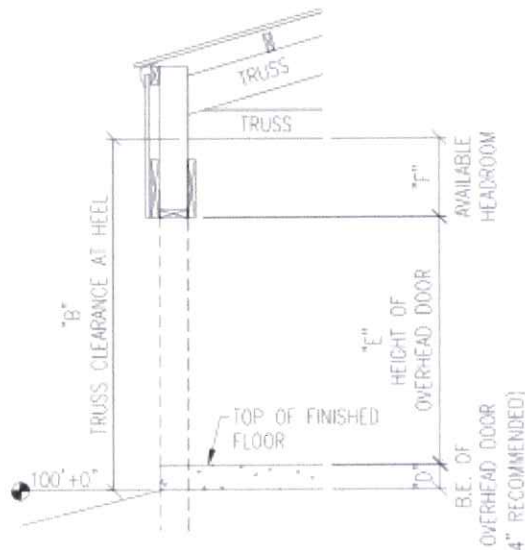


Note: Clearance may be reduced by finished floor height.



Roof Pitch: **3/12**  
Roof Peak Height: **25' 6"**  
"A" = Actual Eave Height: **18' 0"**  
"B" = Truss clearance at heel and center: **16' 4"**  
(Truss clearance = 1'-0" less than nominal eave height, in most cases.  
If nested purlins are used, truss clearance will be increased by 4".)

### Overhead Frameout & Headroom



"D" = Bottom elevation (B.E.) of overhead door: **0' 4"**  
The bottom of all overhead doors (top of finished floor) are recommended to be placed at 4" above the 100'-0" mark (100'-4"). In building without paved floors, B.E. of doors may be lower - e.g. 100'-0".

"E" = Height of overhead door: **14' 0"**  
Overhead door height = the height of the overhead door being placed in this building.

"F" = Available headroom: **1' 11"**  
Available headroom = the space available for overhead door tracks and openers. If a ceiling is installed, headroom will be reduced by about 1". Door headroom requirements must be confirmed with the door supplier.

Headroom calculation formula:

$$("B") - ("D") - ("E") = ("F")$$

$$(\text{Truss Clearance}) - (\text{B.E. of overhead door}) - (\text{Overhead door height}) = (\text{Available headroom})$$

Example:

$$(10'-0") - (4") - (8'-0") = (1'-8" \text{ of available headroom})$$



P.O Box 930220  
Verona, WI 53593-0220  
Phone: (608) 845-9700  
Fax: (608) 845-7070

10/27/2015  
FITCHBURG FARMS, MIKE NAUTA  
Doc ID: 8965020151027093337

## Cleary/Owner Project Proposal - Erected

### Additional Building Components

#### Insulation

R-50 ceiling insulation in 60' x 48' heated shop

#### Overhead Doors

1-20' x 14', 1-14' x 14', and 1-12' x 14' Haas #780 insulated (R-16.5) overhead doors with openers, remotes, and exterior keypad.

### Project Investment

Project as specified:\$94,021

Cash discount (3%):\$2,821

**Total with discounts:\$91,200**

- **Please note this price is subject to change without notice after 11/30/2015**
- **Includes material, labor, tax, delivery, warranties and builder's risk insurance.**

### Payment Terms

Amount	Type	Percent	Description
\$18,240	Down Payment	20 %	Upon the signing of the contract with CLEARY BUILDING CORP.
\$36,480	Delivery Payment	40 %	Payment due upon first load of building materials. In the event that multiple loads of materials are required, due to the size of the building, the remaining materials will be shipped to the site as needed while the building is under construction
\$27,360	Truss Payment	30 %	When all trusses are installed on the building. In the event that there is more than one building on a contract, the truss in place payment is due upon installing the trusses in one of the buildings.
\$9,120	Final Payment	10 %	Paid upon Completion and such payment to be delivered to the crew foreman of CLEARY BUILDING CORP.

TERMS OF PAYMENT: (1) If Contract Amount is \$25,000.00 or less, the terms of payment shall be as provided in the payment terms section above. (2) If Contract Amount is over \$25,000.00, the terms of payment shall be pursuant to the Bank Reference Form which is made a part of this Contract.

If the Purchaser fails to make a payment when due, Purchaser agrees to pay Cleary, upon demand, a delinquency charge equal to the lesser of three-quarter percent (.75%), or the highest rate allowed by law, of the delinquent amount per fifteen (15) days, from the date the delinquent amount is due, until the date it is paid.



P.O Box 930220  
Verona, WI 53593-0220  
Phone: (608) 845-9700  
Fax: (608) 845-7070

10/27/2015  
FITCHBURG FARMS, MIKE NAUTA  
Doc ID: 8965020151027093337

## Cleary/Owner Project Proposal - Erected

### Responsibilities

#### Temporary Services:

Seller will provide electric power during construction.  
Portable toilet rental not included with this proposal.  
Seller to pile scrap and remove from site.

#### Permit

Purchaser shall timely obtain at Purchaser's cost all necessary and required permits and licenses for the construction contemplated by this Agreement.

#### Site

Contract Amount is based on level/workable construction site. If snow removal is required, it is the Purchasers responsibility. If extra materials and/or labor are required because of a sloping construction site or snow removal, Purchaser will pay for the same upon request of Seller. The price of such materials will be Seller's usual and customary price. If because of buried objects (concrete, rocks, etc.) or because extra hole depth is required beyond 5 feet 6 inches Seller is unable to proceed with normal digging procedures, then the extra expense resulting from such condition(s) will be the obligation of the Purchaser and shall be paid to Seller upon request. Seller shall not be responsible for any damage to buildings occasioned by soil conditions including water table conditions, nor for the inability of the building site to bear the weight of the building.

### Notes

Option to delete 5 pair of shutters-----\$550  
Option to delete wainscoting total perimeter-----\$875



# BARN PROS

EQUESTRIAN FACILITIES

DENALI 60 BARN  
WITH STALL PACKAGE

*Elevations | Floorplans*



© 2014 BARN PROS INC

866.844.2276

WWW.BARNPROS.COM • 1 OF 8

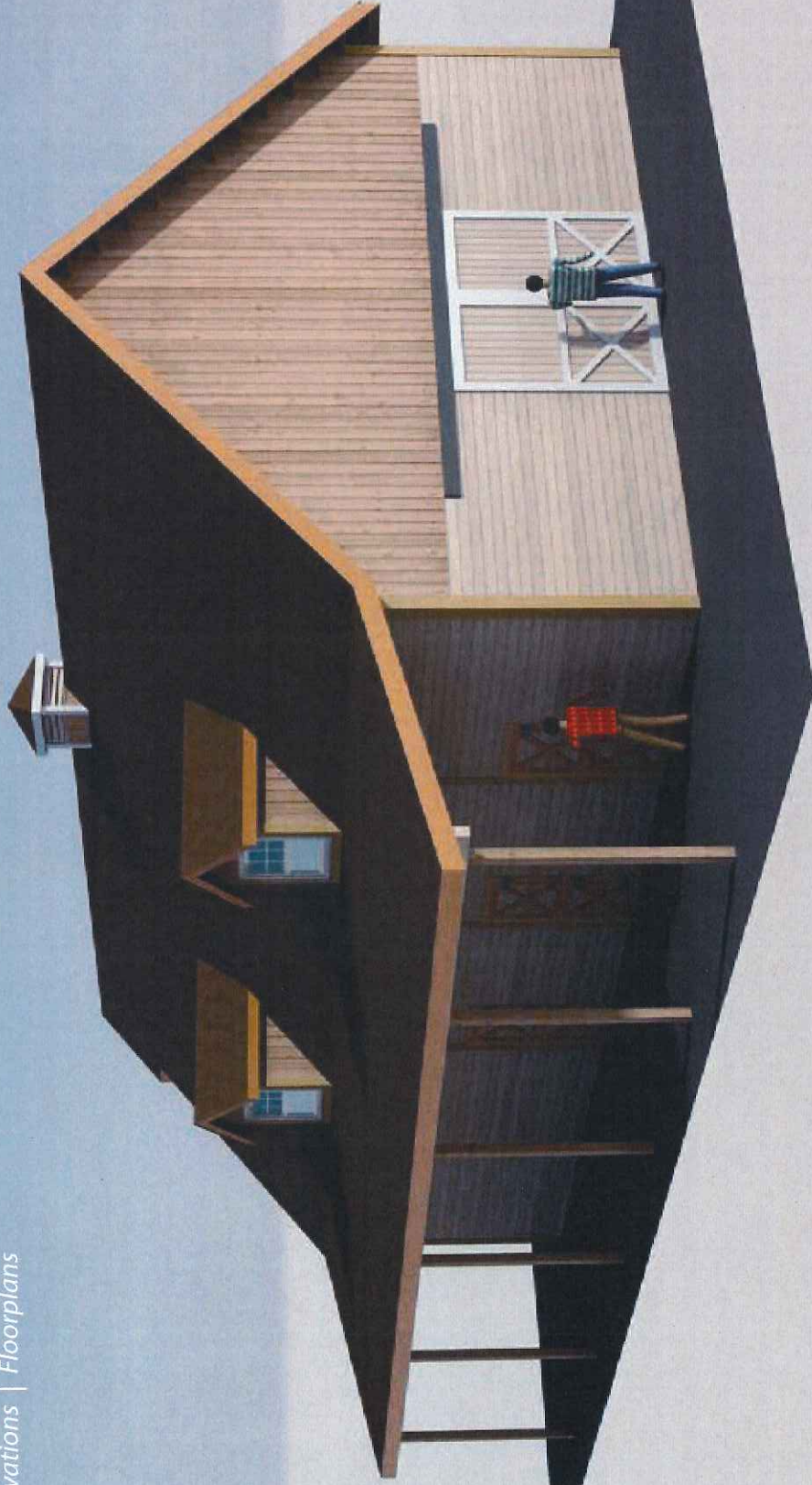


# BARN PROS

EQUESTRIAN FACILITIES

## DENALI 60 BARN WITH STALL PACKAGE

*Elevations | Floorplans*



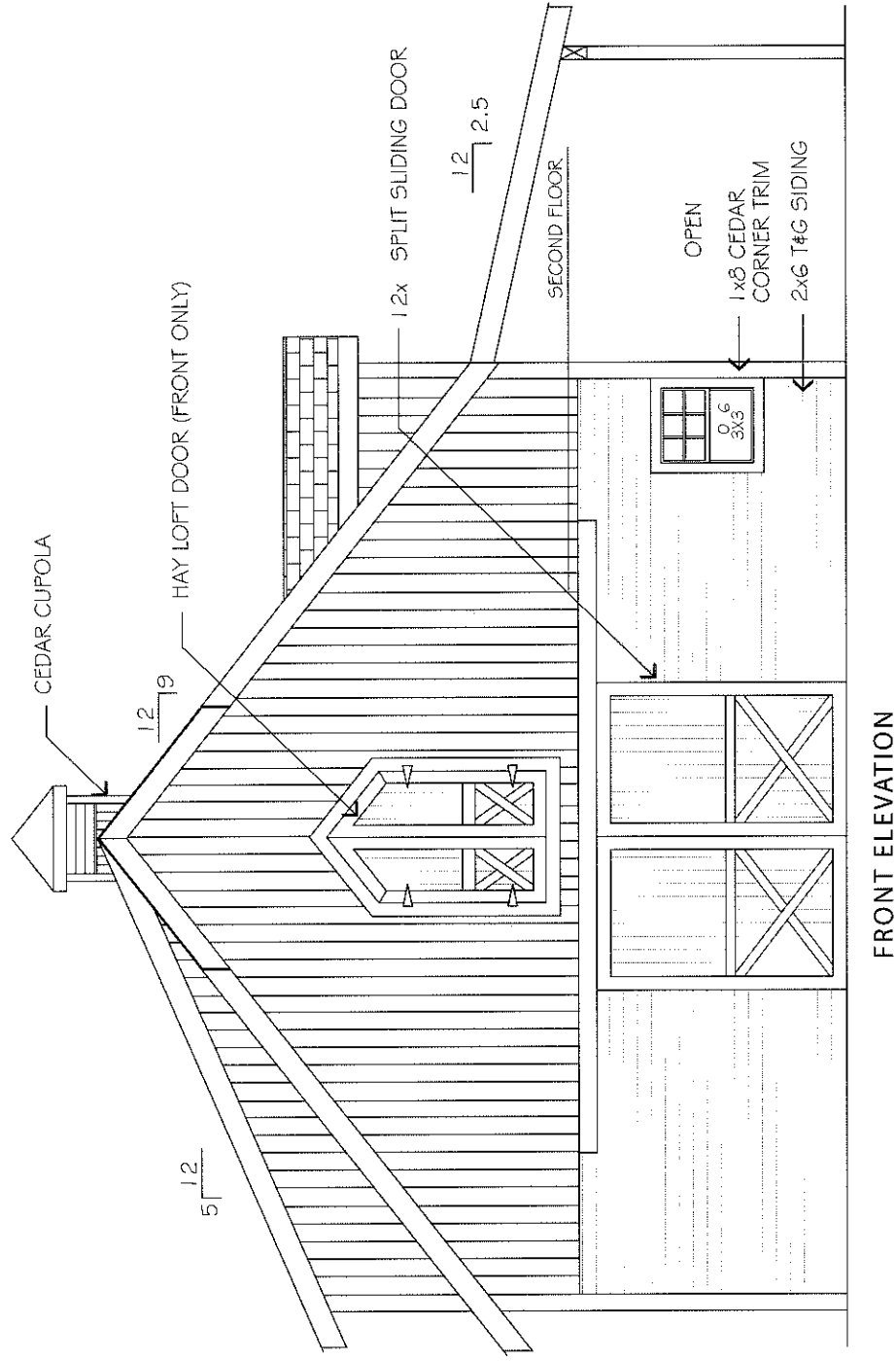
© 2014 BARN PROS INC

866.844.2276

WWW.BARNPROS.COM

• 2 OF 8

# **Barn Pros Denali 60 Barn** Standard Model with Equine Package

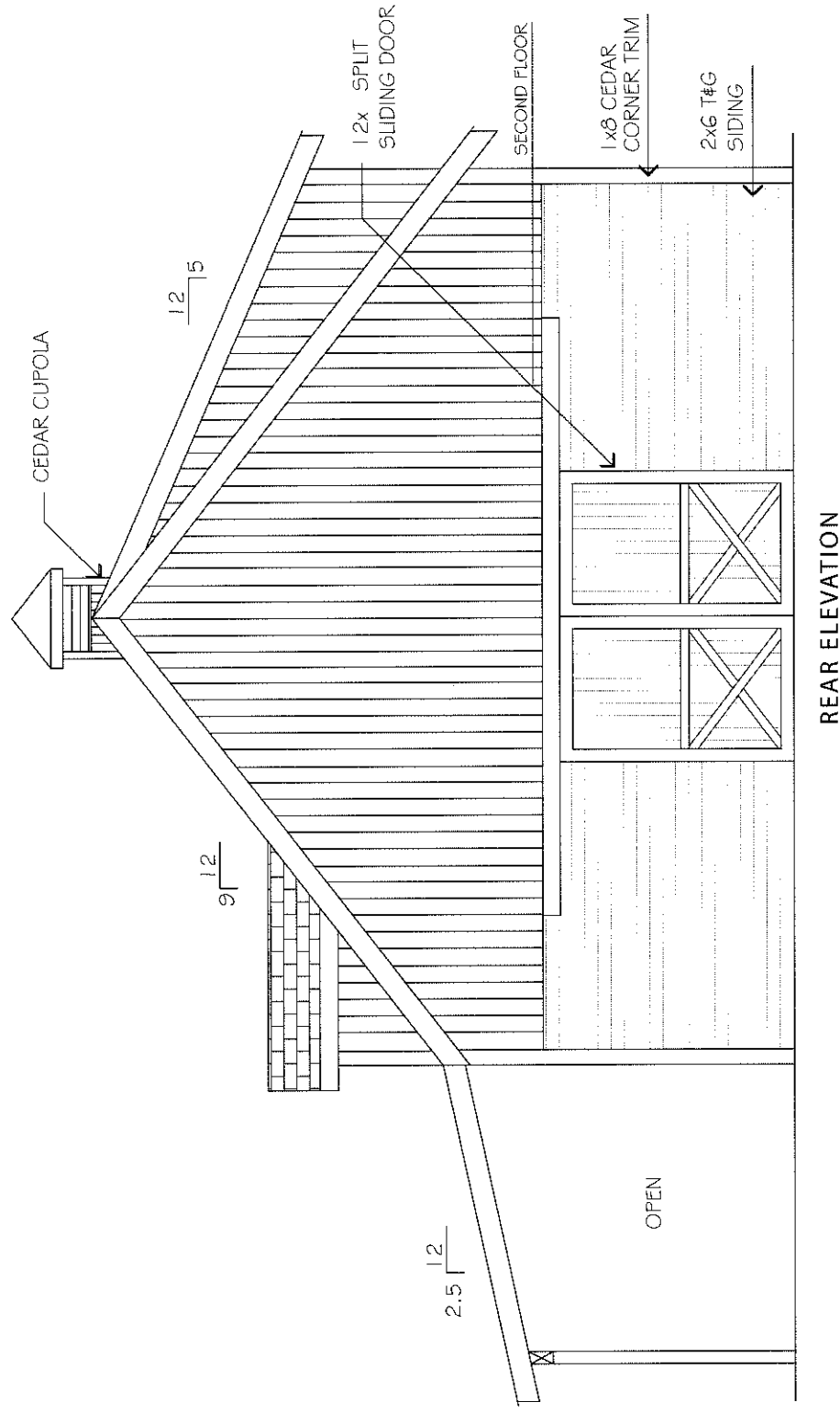


© 2014 BARN PROS INC



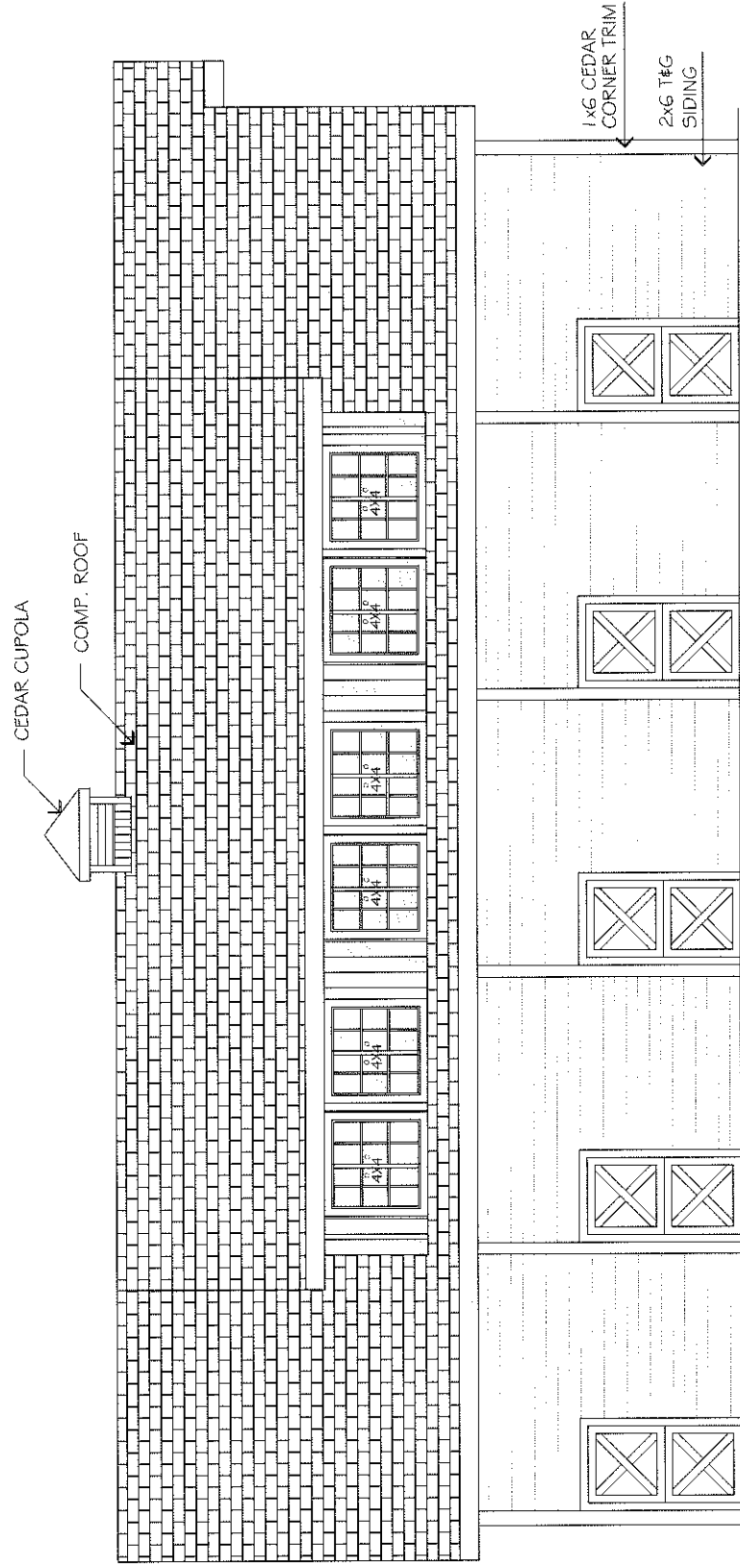
# Barn Pros Denali 60 Barn

Standard Model with Equine Package



© 2014 BARN PROS INC

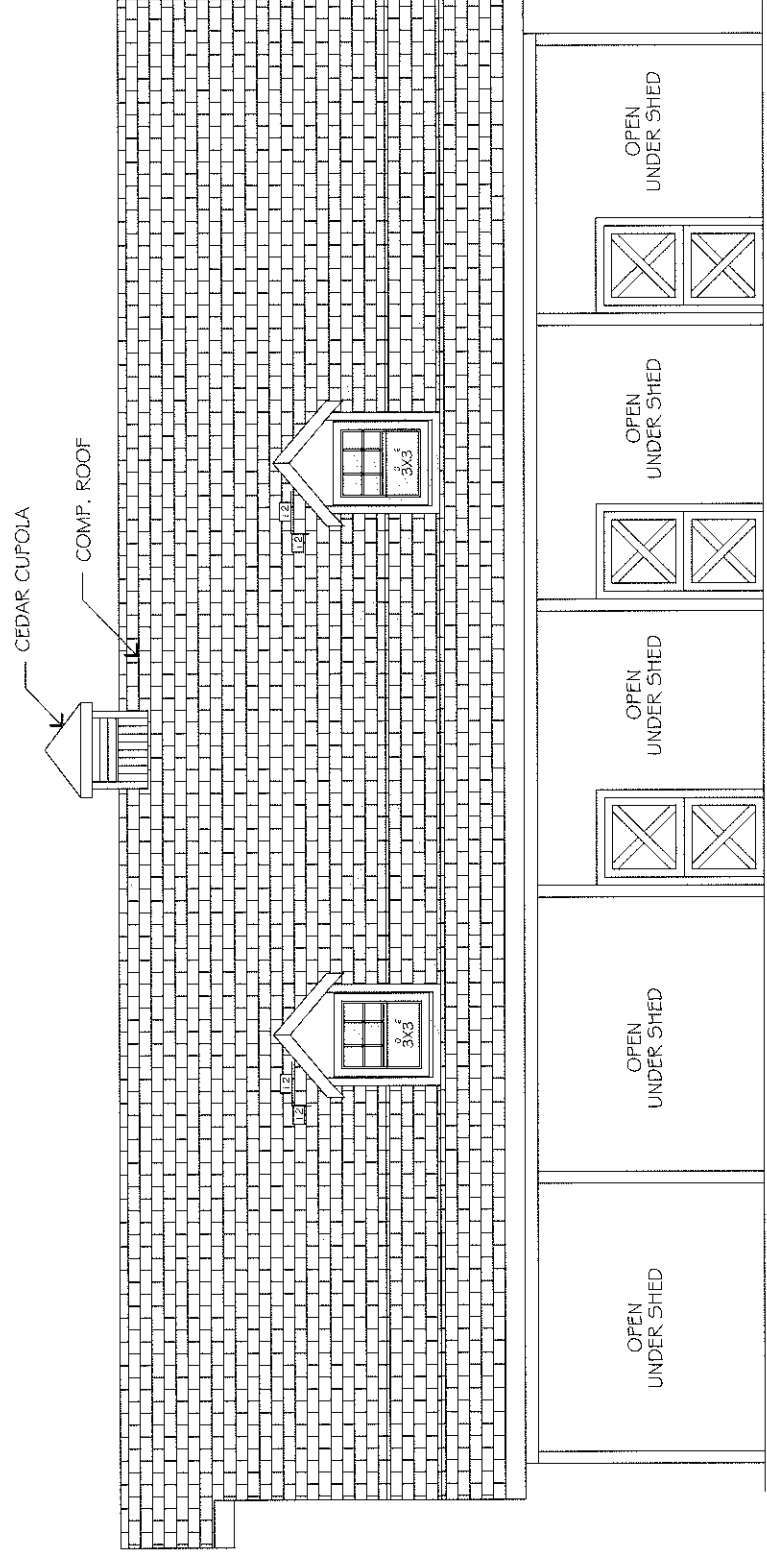
# **Barn Pros Denali 60 Barn** Standard Model with Equine Package



LEFT SIDE ELEVATION

© 2014 BARN PROS INC

# **Barn Pros Denali 60 Barn** Standard Model with Equine Package

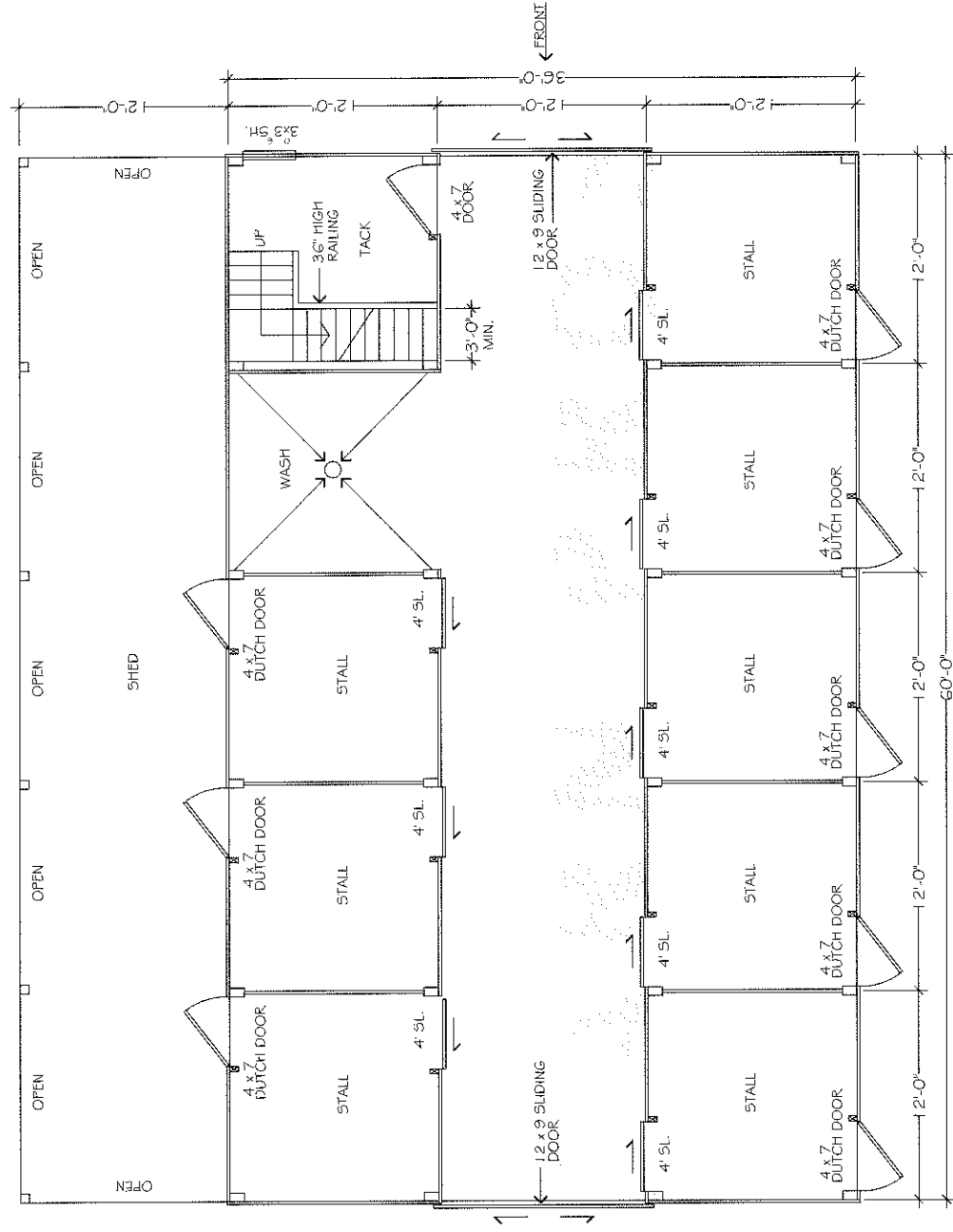


RIGHT SIDE ELEVATION

© 2014 BARN PROS INC



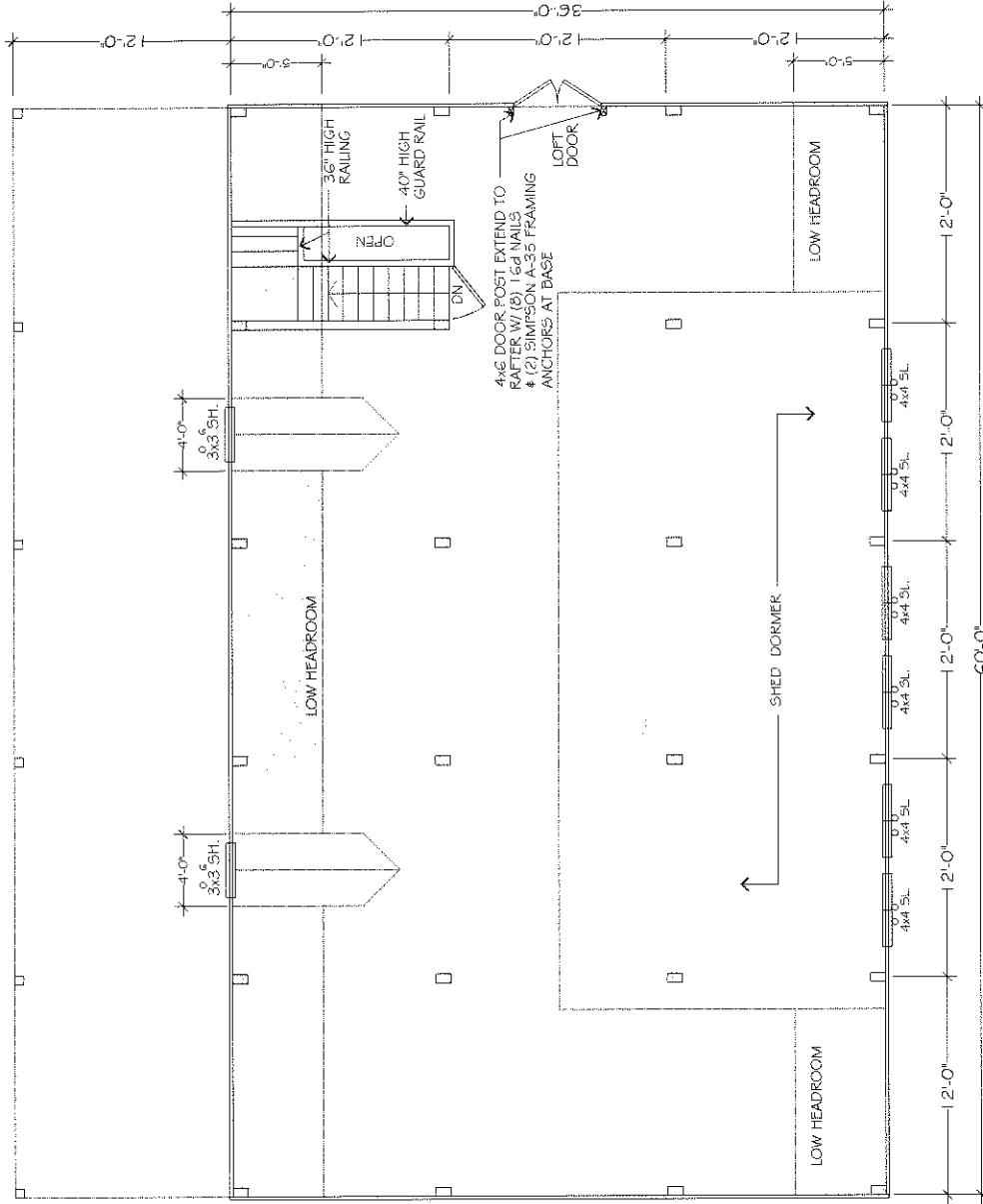
# **Barn Pros Denali 60 Barn** Standard Model with Equine Package



FLOORPLAN - LOWER

© 2014 BARN PROS INC

## Barn Pros Denali 60 Barn



FLOORPLAN - UPPER

© 2014 BARN PROS INC



14567 169th DR SE  
Monroe, WA 98272

**866.844.2276**  
**www.barnpros.com**



*Handcrafted pre-built  
breezeway doors*



*Gable dormer package*



*Functional cedar cupolas*

## DENALI 60 BARN KIT PACKAGE:

### Top quality materials, handcrafted components.

#### Proven Barn Pros Construction System Overview:

##### All materials to build barn (except concrete, nails, roofing)

- Complete structural materials package featuring select Pacific Northwest lumber
- Optional Barn Pros stall packages (complete description on page 2)
- Handcrafted pre-built door package
- Heavy-duty black rustic-style hinges and handles
- Hardware: tracks, latches, trolleys, thru-bolts, joist and rafter hangers
- Hand-built functioning cedar cupola
- Pre-cut walls, blocks, doors, stairs and treads
- Master Material Ship List complete lumber take-off
- Concise "Helpful Building Guide" installation instructions with pictures
- Five (5) sets of working blueprints
- Engineering packet with wind, seismic, exposure and snow loads for your building location

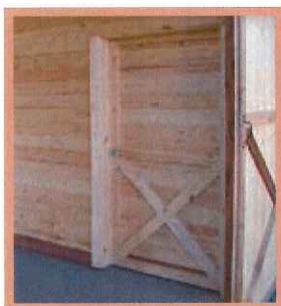
##### Barn framework & roof system details

- Treated rough-sawn posts, 6"x 6" and 6"x 8", for main timber-frame typical (rough-sawn posts engineered to be encased in concrete)
- Versa-lam beams 1 3/4" x 11 7/8" for roof rafters
- 2"x 6" cleat material (Hem-fir/standard and better rating)
- 2"x 8" roof purlins and outrigger material (Hem-fir/standard and better rating)
- 2"x pre-cut purlin blocks
- 7/16" OSB 4'x 8' roof sheeting (CDX optional)
- Two (2) 4' gable dormer packages (includes window, pre-built stud walls, pre-cut rafters and wall siding) 6' Gable dormers optional
- 36' Shed Roof Dormer (includes four (4) 4'0"x 4'0" windows) Full length shed dormers optional
- Shed Roof Package (Includes treated 6"x 6" rough sawn posts, 6"x 10" Pacific Northwest Doug Fir beams, 2"x 8" rafters with hangers, Versa-lam beams, 7/16" OSB 4'x 8' roof sheeting (CDX optional))
- 2"x 6" Premium Pacific Northwest Douglas Fir T&G walls all around
- Rough-sawn T-1-11 gable ends with 2"x 6" studs (5/4" x 12" tight knot (TK) Western Red Cedar boards with 1"x 3" cedar battens, optional)
- 1"x 10" TK Western Red Cedar with 2"x 8" fascia and barge boards (Hem-fir/standard and better rating)
- 1"x 6" TK Western Red Cedar trim on corners





*Pre-built hayloft doors*

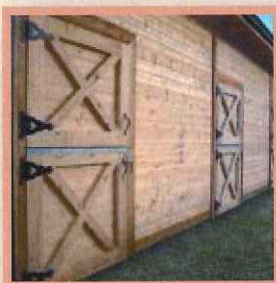


*Handcrafted tack room doors*

#### **Highlights of Optional Stall Package items:**



*Safe, comprehensive stall packages*



*Handcrafted Dutch doors w/ heavy-duty hardware*

#### **Breezeway package includes:**

- Two (2) handcrafted pre-built 6'x 9' track doors at each end of breezeway (premium Pacific Northwest Douglas Fir 1"x 6" tongue and groove) with black powder-coated tracks, trolleys and heavy-duty hardware package

#### **Barn Pros optional stall package includes:**

- Barn Pros custom galvanized stall front grill – powder coat options available. (Heavy duty steel stall front grill with feeder window – hot-dipped galvanized)
- Barn Pros custom galvanized stall front doors – powder coat options available. (Heavy duty steel sliding door with hardware – hot-dipped galvanized)
- Heavy-duty custom formed galvanized metal chew protection for corners and edges
- Premium Pacific Northwest Douglas Fir 2"x 6" tongue and groove removable stall divider and metal retainer channels
- Handcrafted pre-built Dutch door turnouts – 4'x 7' T&G (select Pacific Northwest 2"x 6" tongue and groove) with hardware package and necessary 4"x 6" treated post for opening
- Rubber mat package (high-quality ¾" non-absorbent solid rubber mats)
- Optional Barn Pros Classic Euro Collection Stall Package available

#### **Tack Room package includes:**

- Select Pacific Northwest 2"x 6" tongue and groove walls
- One (1) pre-built 4'x 7' T&G (Select Pacific Northwest 2"x 6" tongue and groove) entrance door with hardware package
- Pre-cut double-turn stairway with handrail (2"x 12" pre-cut stringers, 2"x 2" pickets with 2"x 6" rail material)
- One (1) pre-built 3'x 6'8" Pacific Northwest Douglas Fir T&G loft entrance door with hardware package at top of stairs (2"x 6" Select Pacific Northwest T&G)
- One (1) 3'0" x 3'6" window

#### **Loft package includes:**

- 2"x 10" joist (Hem-fir/standard and better rating)
- Versa-lam rim joists 1¾" x 11⅞"
- ¾" CDX floor sheeting (T&G)
- Pre-built loft loading doors, with hardware at one end of barn

#### **Wash & Groom bay includes:**

- 2"x 6" Premium Pacific Northwest Douglas Fir open to aisle
- Optional Groom Station Package featuring lighting, heat, cross ties, interlocking mats and more are available.

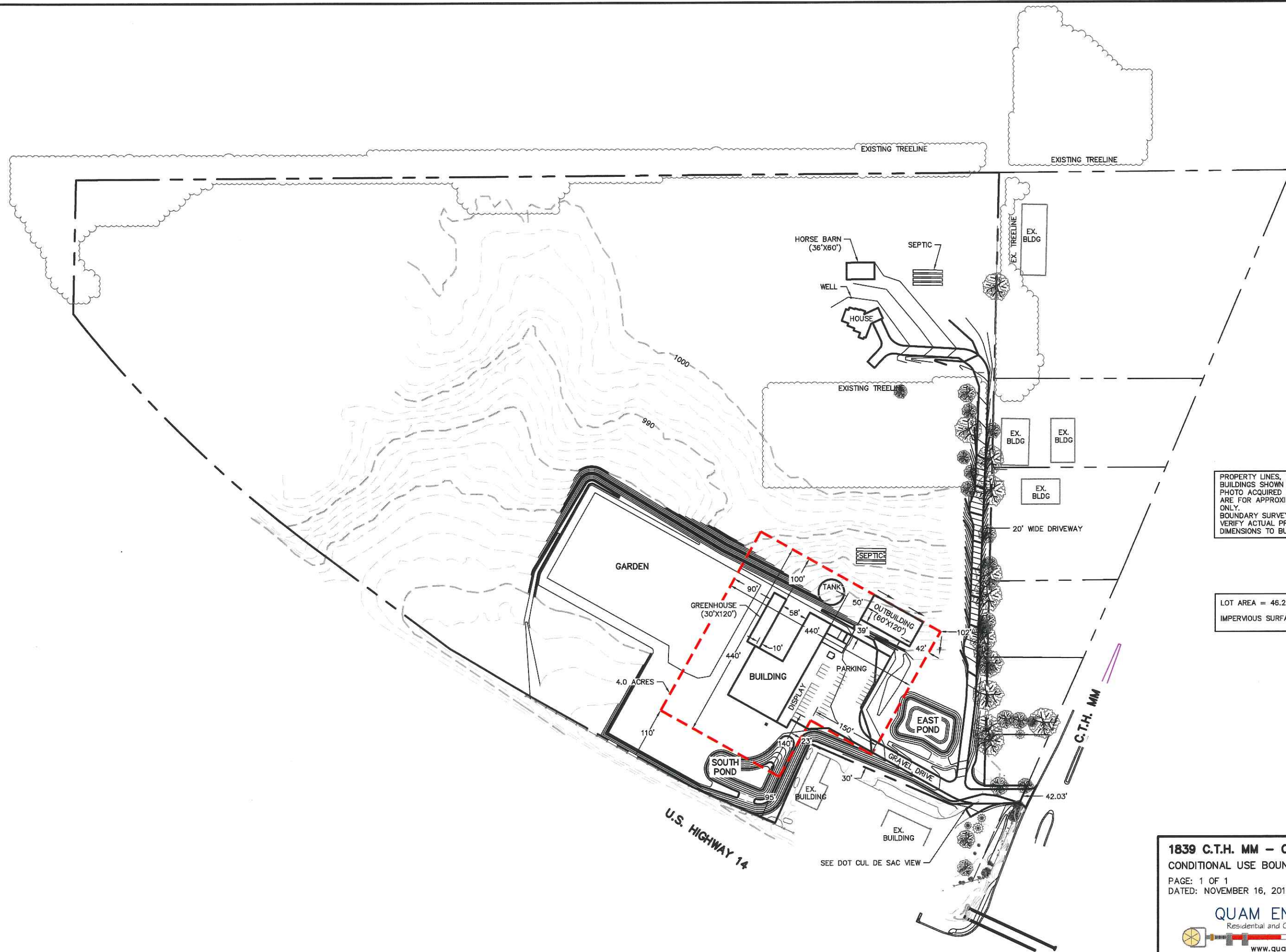
#### **Barn Pros "Signature Service" provides:**

- Toll-free customer construction hotline to help with construction questions
- Additional lumber provided to ensure sufficient quantity to construct
- Barn Pros "Lifetime" Limited Structural & Hardware Warranty

#### **NOTE:**

- 2"x 6" T&G is Pacific Northwest Douglas Fir milled to both surfaces
- Package does not include concrete, nails, roofing or labor to build
- All permits and related fees are purchaser's responsibility





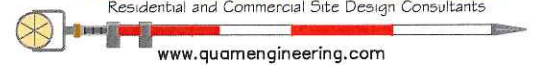
PROPERTY LINES, EXISTING TREELINES, AND BUILDINGS SHOWN ARE BASED UPON AERIAL PHOTO ACQUIRED FROM ACCESSDANE WEBSITE AND ARE FOR APPROXIMATE REFERENCE PURPOSES ONLY. BOUNDARY SURVEY HAS NOT BEEN PERFORMED TO VERIFY ACTUAL PROPERTY LINE LOCATIONS AND DIMENSIONS TO BUILDINGS.

LOT AREA = 46.23 ACRES  
IMPERVIOUS SURFACE AREA = 5.4%

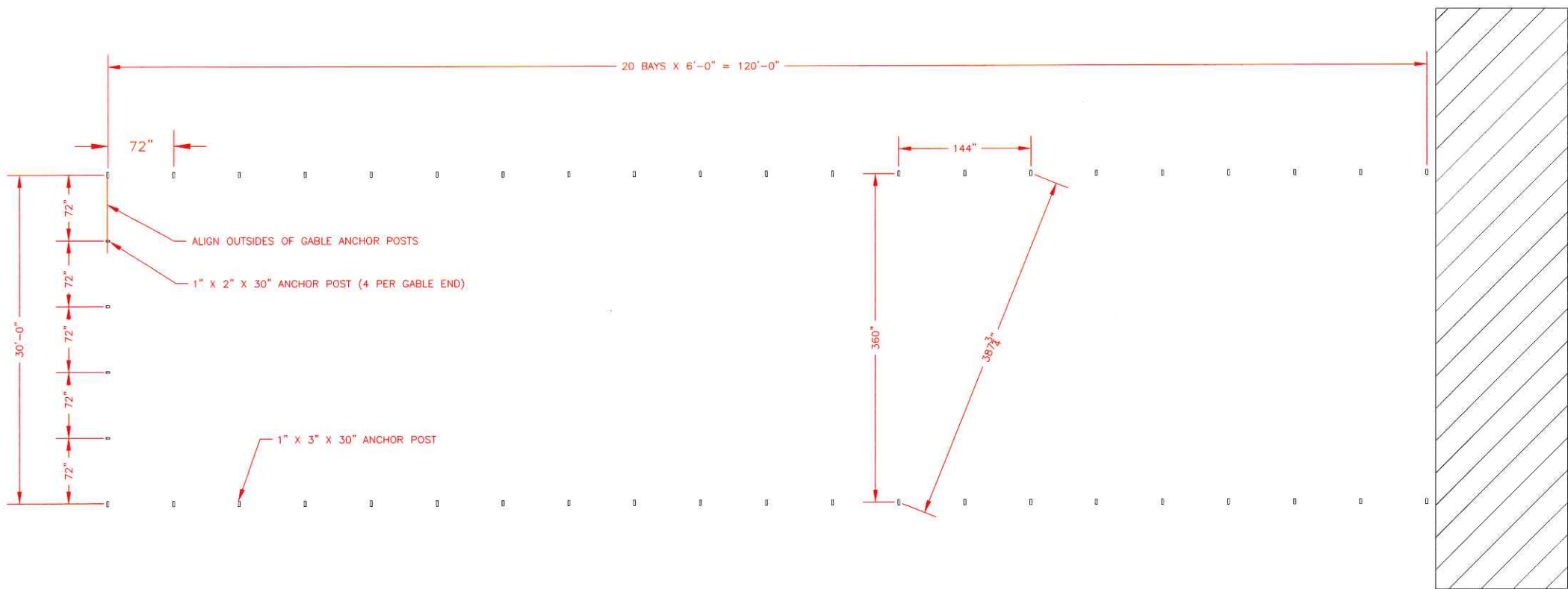
**1839 C.T.H. MM - CITY OF FITCHBURG**  
CONDITIONAL USE BOUNDARY

PAGE: 1 OF 1  
DATED: NOVEMBER 16, 2015

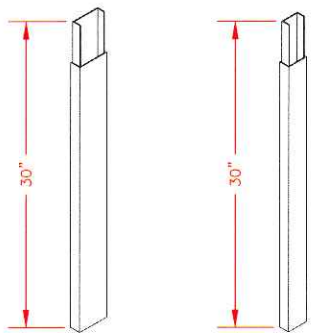
**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants



www.quamengineering.com  
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752

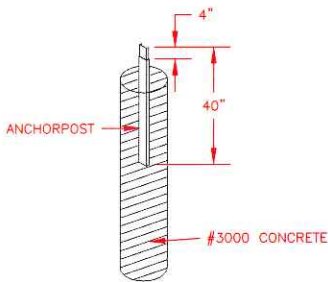


ANCHOR POSTS



NOTES:  
SET TOPS OF ALL ANCHOR POSTS  
ON THE SAME ELEVATION  
ALL DIMENSIONS ARE TO POST CENTERS  
UNLESS OTHERWISE NOTED.

TOTALS:  
42 - 1" X 3" X 30" ANCHOR POST  
4 - 1" X 2" X 30" ANCHOR POST

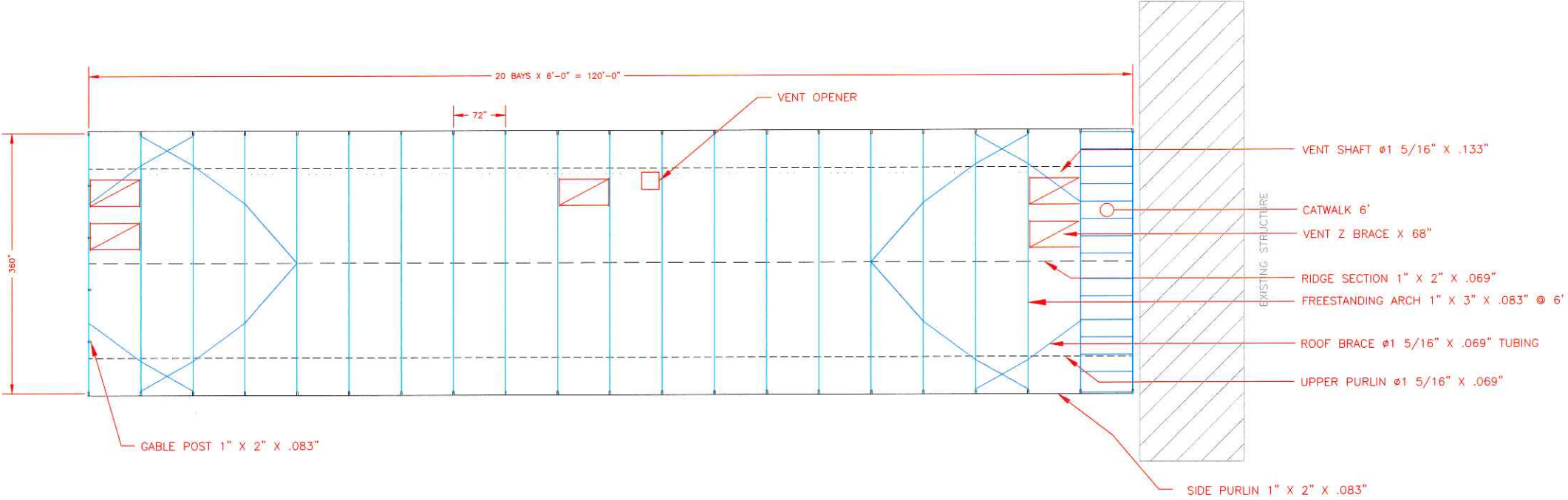


STANDARD ANCHORPOST SYSTEM


NOTE: DEPTH AND DIAMETER OF CONCRETE  
FOUNDATIONS FOR ANCHOR POSTS TO SUIT LOCAL  
CONDITIONS TO BE DETERMINED BY CUSTOMER.  
ANCHOR POSTS MUST EXTEND INTO THE CONCRETE  
PIERS A MINIMUM OF 20".

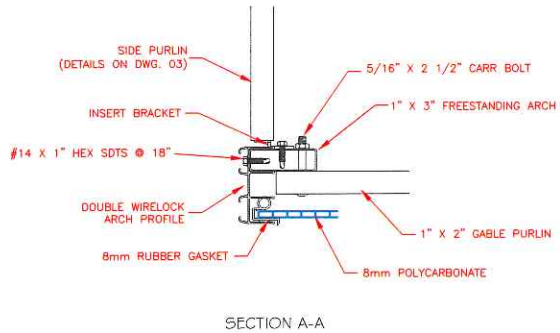
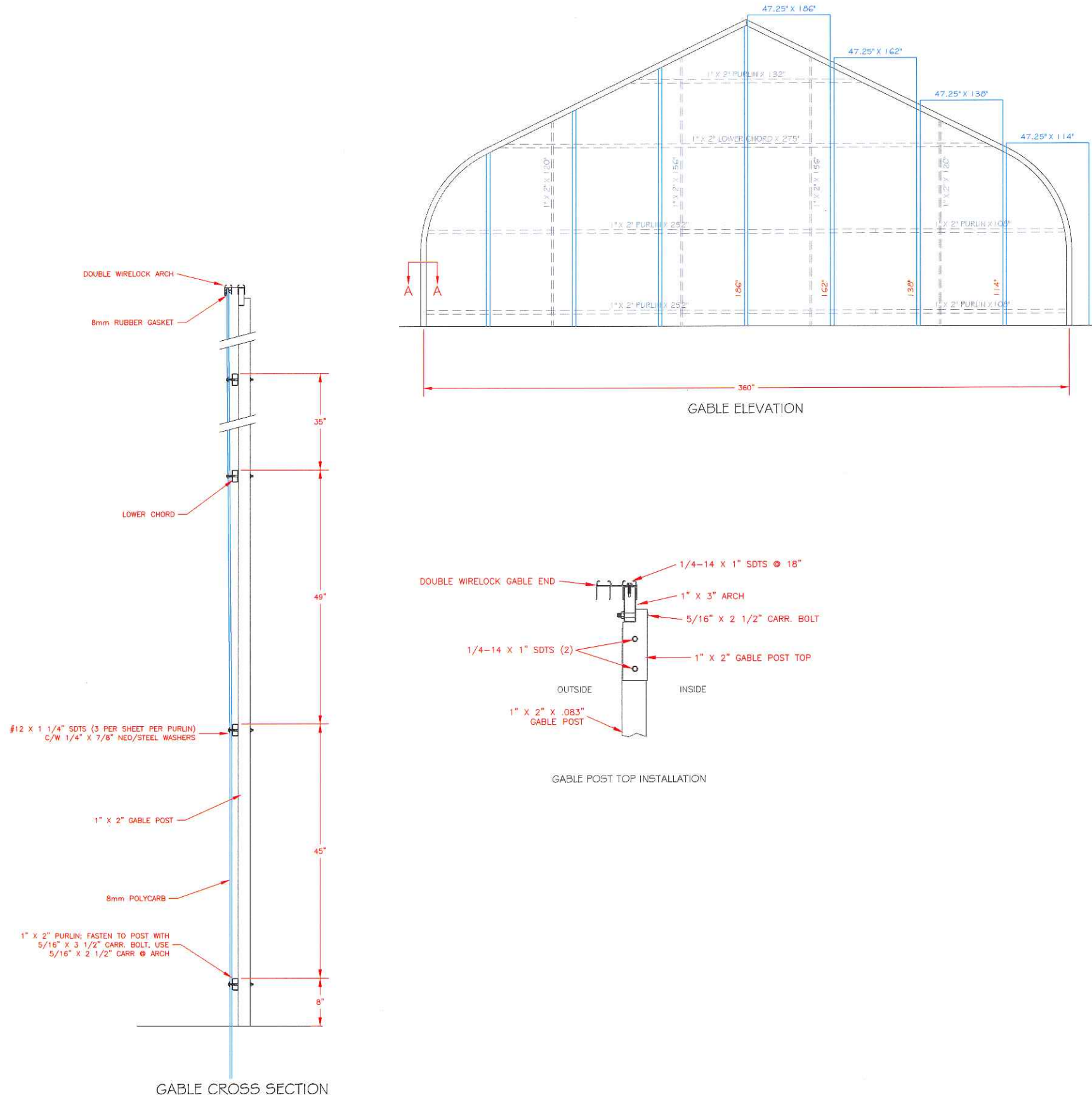
<small>PROPRIETARY: THIS INFORMATION IS THE EXCLUSIVE PROPERTY OF WESTBROOK GREENHOUSE SYSTEMS LTD. AND IS CONFIDENTIALLY LENT ONLY FOR REFERENCE. NOT TO BE COPIED OR REPRODUCED AND TO BE RETURNED UPON REQUEST.</small>					
PROJECT: <b>Fitchburg Farms LLC</b> 1839 COUNTY RD MM, FITCHBURG, WI, 53575					
ANCHOR POST LAYOUT *					
FILE C042354-02	REV#1	REV#2	02		
SCALE NTS	DRAWN BY Don	DATE 10/16/15			





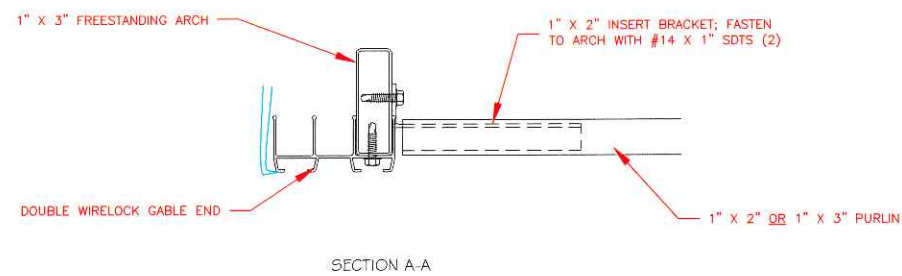
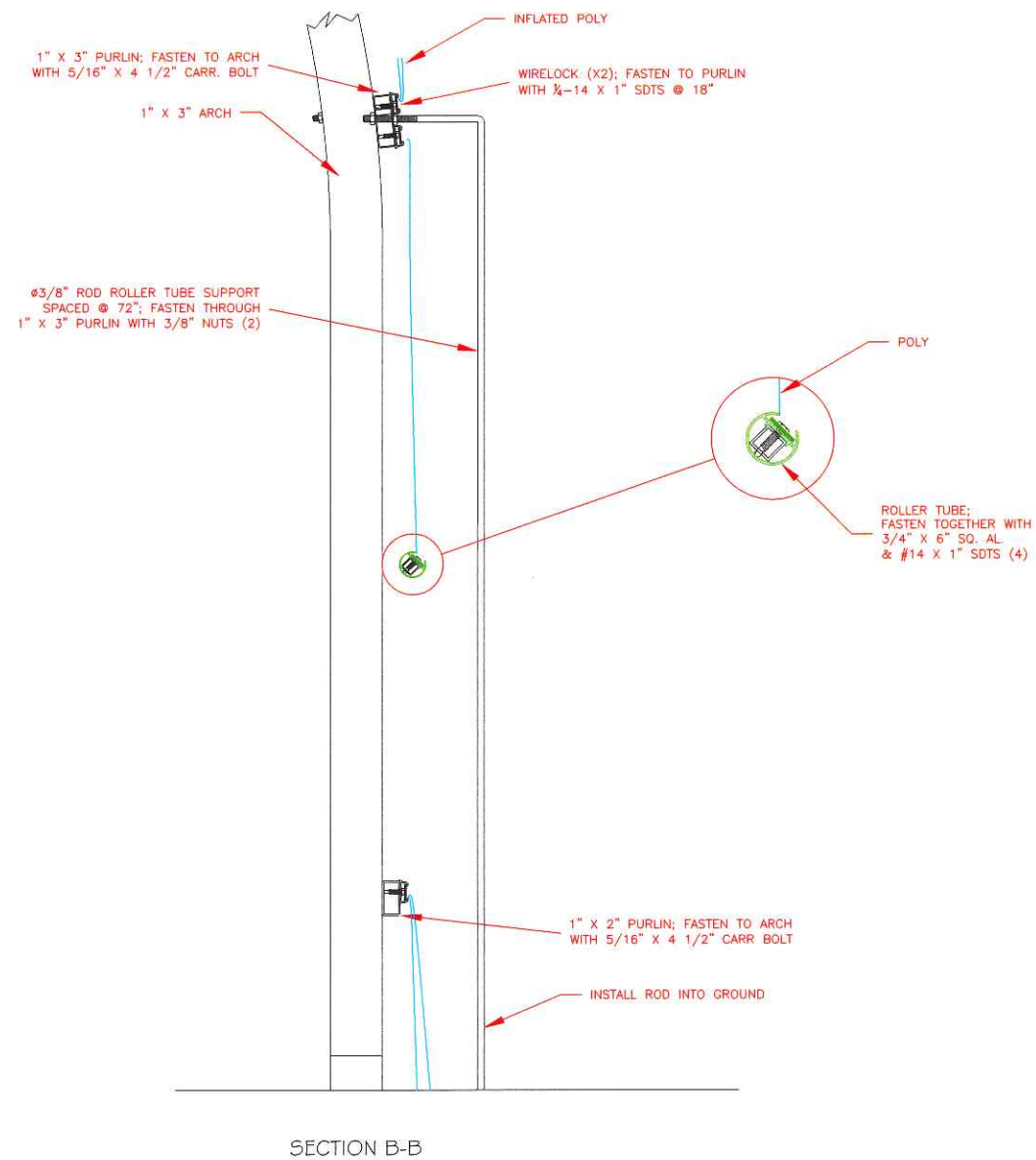
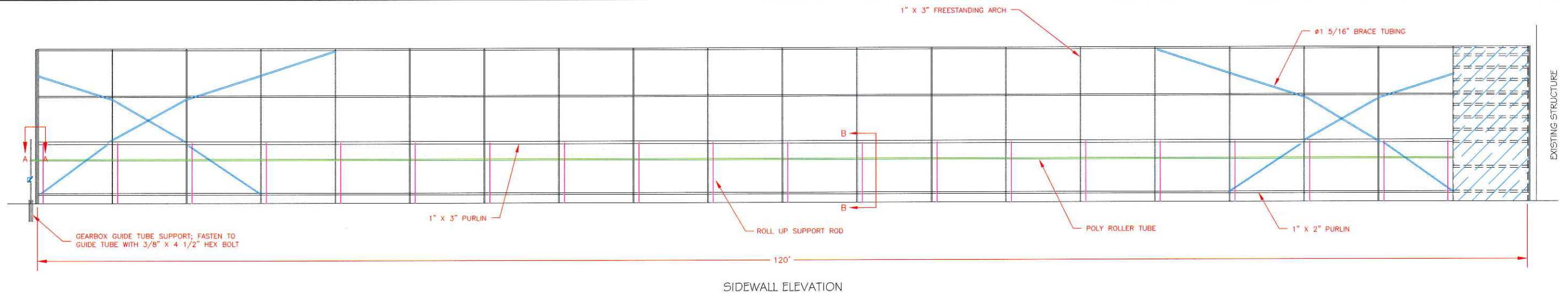
**\*\*INSTALLATION NOTE\*\***  
WESTBROOK GREENHOUSE SYSTEMS IS NOT RESPONSIBLE FOR DETERMINING THE LOCATION / ORIENTATION OF THE ROOF VENT. PLEASE CONFIRM WITH CUSTOMER BEFORE INSTALLING.

<small>PROPRIETARY: THIS INFORMATION IS THE EXCLUSIVE PROPERTY OF WESTBROOK GREENHOUSE SYSTEMS LTD. AND IS CONFIDENTIALLY LENT ONLY FOR REFERENCE. NOT TO BE COPIED OR REPRODUCED AND TO BE RETURNED UPON REQUEST.</small>			
		PROJECT: <b>Fitchburg Farms LLC</b> 1839 COUNTY RD MM, FITCHBURG, WI, 53575	
GENERAL LAYOUT		<b>03</b>	
FILE C042354-03	REV#1 REV#2		
SCALE NTS	DRAWN BY: Don DATE: 10/16/15		

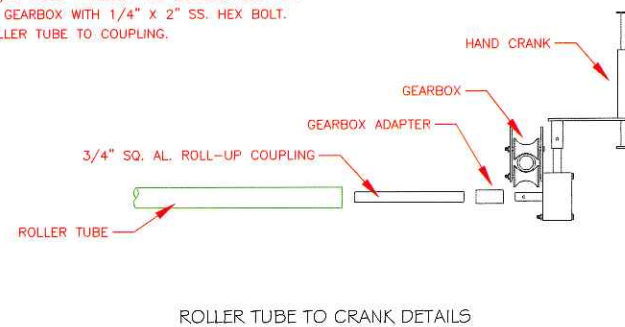


<small>PROPRIETARY: THIS INFORMATION IS THE EXCLUSIVE PROPERTY OF WESTBROOK GREENHOUSE SYSTEMS LTD. AND IS CONFIDENTIALLY LENT ONLY FOR REFERENCE, NOT TO BE COPIED, OR REPRODUCED AND TO BE RETURNED UPON REQUEST.</small>		<b>Westbrook</b> GREENHOUSE SYSTEMS LTD.	
PROJECT: <b>Fitchburg Farms LLC</b> 1839 COUNTY RD MM, FITCHBURG, WI, 53575			
Gable Elevation and Details		<b>4A</b>	
FILE C042354-04A	REV#1 REV#2		
SCALE NTS	DRAWN BY: Len		
DATE: 10/23/15			

ISSUED FOR CONSTRUCTION



NOTE : REMOVE KEY FROM GEARBOX.  
SLIDE 3/4" SQ. AL. ROLL-UP SHAFT COUPLING OVER GEARBOX SHAFT.  
SLIDE GEARBOX ADAPTER OVER COUPLING.  
DRILL A Ø1/4" HOLE THROUGH THE GEARBOX ADAPTER.  
FASTEN TO GEARBOX WITH 1/4" X 2" SS. HEX BOLT.  
ATTACH ROLLER TUBE TO COUPLING.



PROPRIETARY:  
THIS INFORMATION IS THE  
EXCLUSIVE PROPERTY OF  
WESTBROOK GREENHOUSE  
SYSTEMS LTD. AND IS  
CONFIDENTIALLY LENT ONLY  
FOR REFERENCE. NOT TO BE  
COPIED OR REPRODUCED  
AND TO BE RETURNED UPON  
REQUEST.

**Westbrook**  
GREENHOUSE SYSTEMS LTD.

PROJECT:  
**Fitchburg Farms LLC**  
1839 COUNTY RD MM, FITCHBURG, WI, 53575

**Sidewall Elevation and  
Roll Up Details**

FILE	REV#1	REV#2
C042354-04B		
SCALE	DRAWN BY:	DATE:
NTS	Len	10/23/15

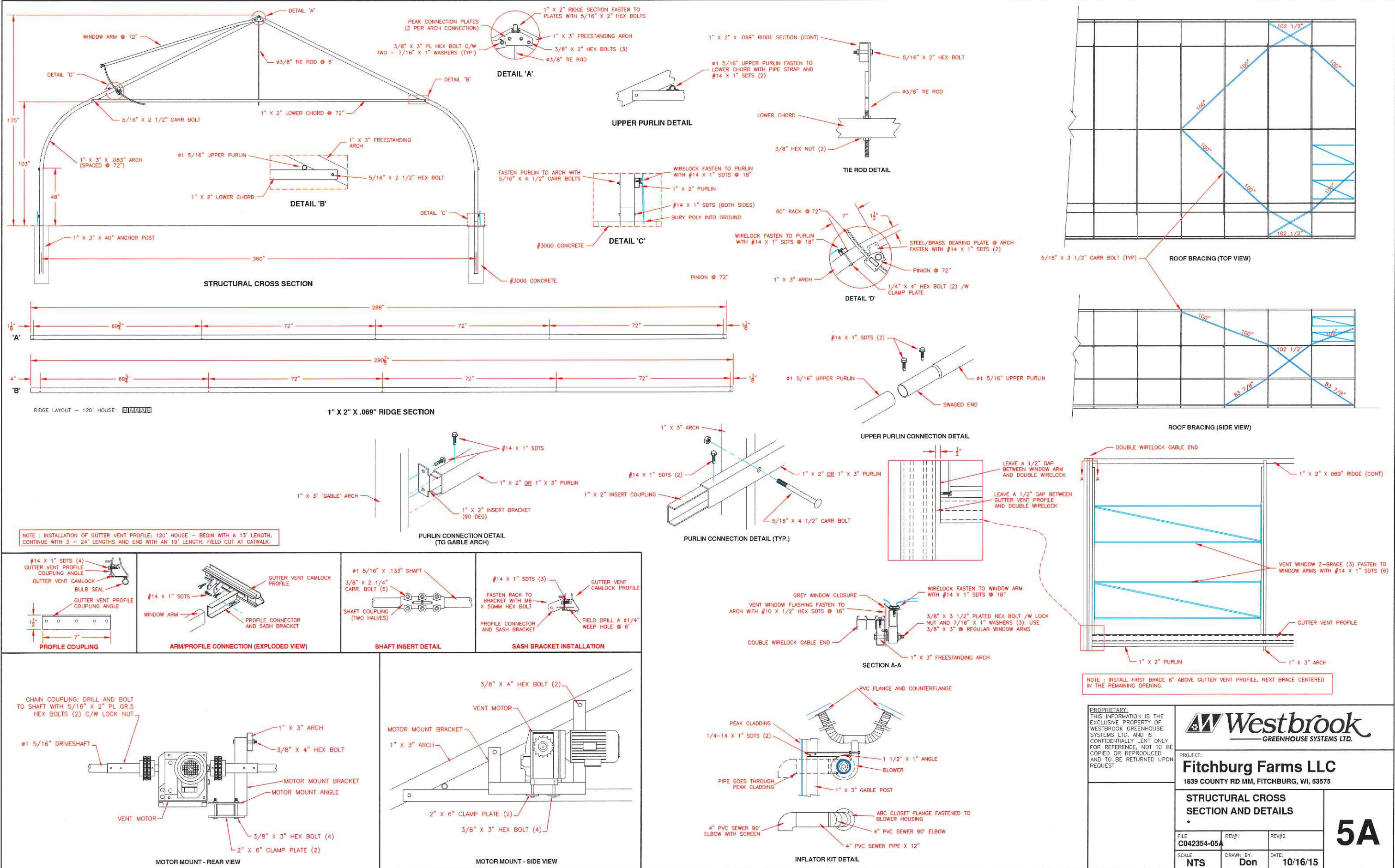
**4B**

quote: 24269

ISSUED FOR CONSTRUCTION



ISSUED FOR CONSTRUCTION



**Westbrook**  
GREENHOUSE SYSTEMS LTD.

PROJECT:  
**Fitchburg Farms LLC**  
1839 COUNTY RD MM, FITCHBURG, WI, 53575

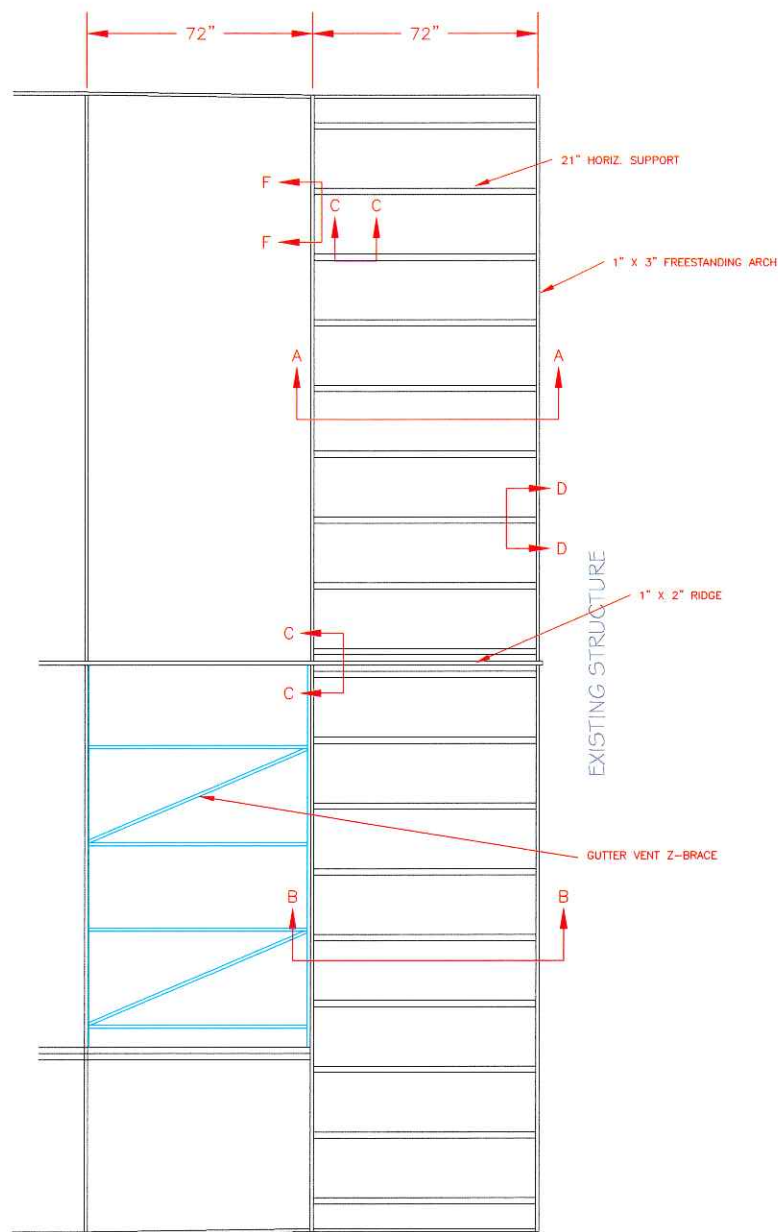
**STRUCTURAL CROSS SECTION AND DETAILS**

FILE: C042354-05A  
SCALE: NTS  
REV#1: Don  
REV#2: 10/16/15

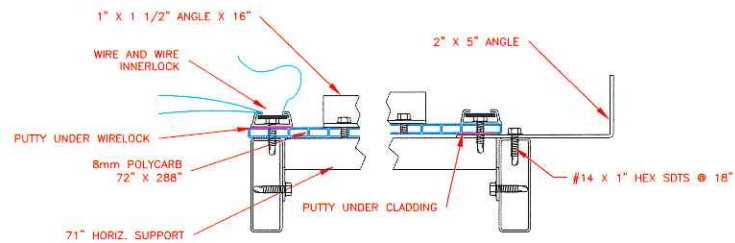
**5A**

quote: 24269

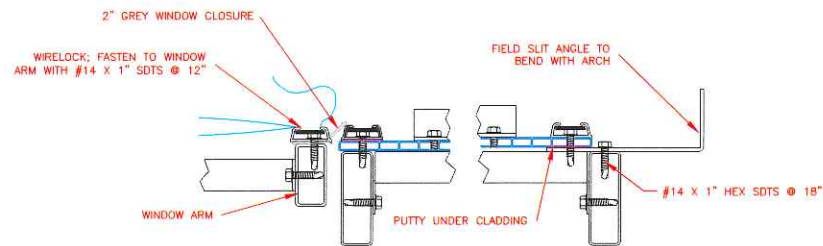




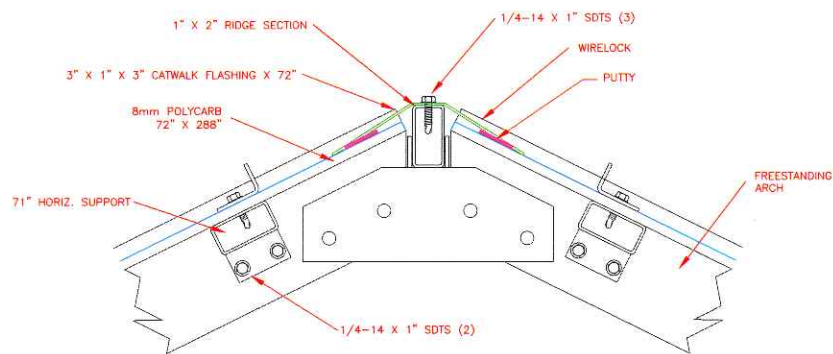
CATWALK DETAILS (TOP VIEW)



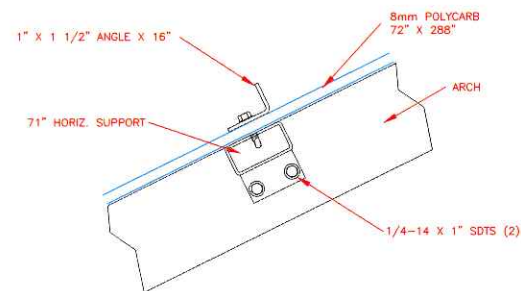
SECTION A-A



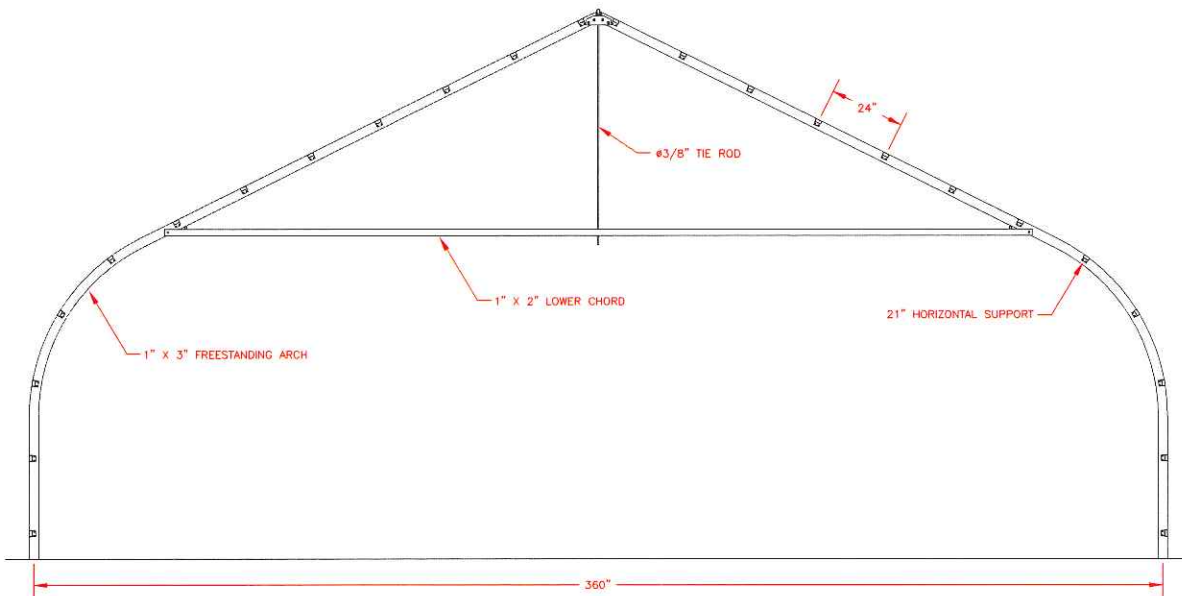
SECTION B-B



SECTION C-C



SECTION D-D



CATWALK SIDEVIEW

<small>PROPRIETARY: THIS INFORMATION IS THE EXCLUSIVE PROPERTY OF WESTBROOK GREENHOUSE SYSTEMS LTD. AND IS CONFIDENTIALLY LENT ONLY FOR REFERENCE. NOT TO BE COPIED OR REPRODUCED AND TO BE RETURNED UPON REQUEST.</small>		<b>Westbrook</b> <small>GREENHOUSE SYSTEMS LTD.</small>	
PROJECT: <b>Fitchburg Farms LLC</b> 1839 COUNTY RD MM, FITCHBURG, WI, 53575			
Catwalk Installation Details			
FILE C042354-05B	REV#1	REV#2	<b>5B</b>
SCALE NTS	DRAWN BY: Len	DATE: 10/23/15	

quote: 24269